



GRASSROOTS
REALTY GROUP

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242 McNab Close
Drumheller, Alberta

MLS # A2306497



\$425,000

Division:	Nacmine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.71 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Open L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	ND
Foundation:	ICF Block	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

OVER 3/4 of AN ACRE In NACMINE ! 5bedrooms, 3.5 bathroom ! an EPIC 31,126 sq ft lot. Mature Trees, landscaped, with room for you and your friends. Back deck for enjoying summer nights. Inside the AC will keep you cool. The main floor features open concept living. Kitchen with eat up peninsula, and pantry. 3 bedrooms on the main. Primary with walk in closet and ensuite. Downstairs 2 bedrooms, bathroom and huge Rec room. Other features include Newer shingles and hot water tank, main floor laundry and spaces that are ready for your own personal touches. On Town Water and Sewer. Nacmine has Playground, Ice Rink, Community Hall with Bingo and Pancake Breakfasts. Gas station, liquor and convenience store.