



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**355 4 Street W  
Drumheller, Alberta**

**MLS # A2307843**

**\$188,800**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1916 (110 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DT
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** N/A

Located within walking distance to all things Downtown Drumheller has to offer. The Brewery, Coffee house, Movie theatre , swimming pool, splash park, library, gym and the shops of downtown. This 2 bedroom cottage style bungalow has vaulted ceilings in bedrooms, large living room, formal dining area, gally kitchen and main floor laundry. 4 pc bathroom and 1 of the bedrooms has a window perfect to build a Catio. Off street parking. Please come pre-approved