



GRASSROOTS

REALTY GROUP

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**274 3 Street W
Drumheller, Alberta**

MLS # A2308140



\$209,900

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	1928 (98 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Wood Siding	Zoning:	DT
Foundation:	Other, Wood	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: N/A

Downtown Character Home ! Next door to Iconic Water Tower. Main floor offers Primary Bedroom with 2 closet spaces, formal living and dining room, flex space, main floor laundry , bathroom with walk in shower. Upstairs 3 bedrooms and a 4 pc bathroom with claw foot tub and double vanity. Basement is a trap door style for storage only. Other features include lots of off street parking, fenced on both sides, a Car port, front porch and a walk everywhere lifestyle. With DT Zoning you've got lots of options. Downtown District Land Use Bylaws : To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and street-level activity. Development is characterized by a larger scale of mixed-use buildings than is possible elsewhere in the Valley. Residential development consists primarily of buildings with multiple Dwelling Units, and in many cases, ground floor commercial uses.