



**GRASSROOTS**  
REALTY GROUP

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148 3 Street W  
Drumheller, Alberta

MLS # A2309630



**\$199,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	1939 (87 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<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>	Open Floorplan		

**Inclusions:** Shed

Downtown Cottage with Charm ! Situated on a 50x120 lot with shed and off street parking. Walking distance to the amenities of downtown, splash park and the river, bike paths. Inside the house you'll find formal dining open to living room, 2 bedrooms, 1 with walk in closet. A 4pc bathroom and a kitchen with built in China cabinet. Basement provides good storage and laundry. Recent upgrades include electrical, lighting, bathroom including fixtures and fan, kitchen, some flooring and paint just to name a few....