



GRASSROOTS
REALTY GROUP

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416 2 Avenue
Drumheller, Alberta

MLS # A2311125



\$239,900

Division:	East Coulee		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Lawn, Level, Many Trees		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Aluminum Siding , Shingle Siding

Foundation: None, Piling(s)

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: 29-27-18-W4

Zoning: ND

Utilities: -

Inclusions: n/a

Great vibe on this 3 bedroom 1 bath home in scenic East Coulee, Drumheller Valley. Features huge fenced yard, detached 2 car garage, extra lot for gardening, and room for an RV in the driveway. Recent renovations include new paint inside and out, new flooring, new fridge and stove, and new roof. Inside is clean and move in ready. Swing open the french doors, hang out on the covered deck, and take in the incredible view of the badlands. Great for a weekend retreat or full time living.