



**115 9 Street  
Drumheller, Alberta**

**MLS # A2311670**



**\$485,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Nacmine  |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | 4 Level Split                                  |               |                   |
| <b>Size:</b>     | 1,276 sq.ft.                                   | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.35 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot               |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Preserved Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** ND

**Utilities:** -

**Inclusions:** window coverings, garage door opener and remote

Stop the Car! This 4 bedroom, 4 level split sits on a fully fenced double lot. The kitchen is a show stopper! Beautiful grey cabinets, quartz countertops, stainless appliances and designed for function with a house filled with growing children. Four good sized bedrooms, a dedicated laundry room, and several living/family rooms means that you can spread out and not trip over each other. The whole house has seen many updates over the years, all with the intention of living here forever. Plans have changed, and their loss is your gain. There is a double attached, heated garage plus a single in the back yard so no shortage of storage either. The backyard is incredible with plenty of room for your RV and any other toys you have. Don't delay in seeing this one for yourself!