



**301 16 Street NW  
Drumheller, Alberta**

**MLS # A2313257**



**\$375,000**

<b>Division:</b>	Midland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Basement fridge, stove, and dishwasher

Welcome to this stunning 4 bedroom, 2.5 bathroom home, nestled in one of Midland's most sought after, established neighborhoods. The open concept main floor impresses immediately with beautiful hardwood floors and cupboards, and a layout designed for both effortless entertaining and comfortable everyday living. The kitchen flows naturally into the bright living spaces, creating a warm, connected feel, while the primary bedroom features its own private 2 piece ensuite, and the remaining bedrooms offer generous space for the whole family. Modern, updated finishes throughout make the entire home fresh and move-in-ready that is incredibly hard to find at this price point, especially with the peace of mind offered by recently updated windows and a brand new front entry door. Downstairs, the fully finished walk out basement has been spectacularly renovated to feature a brand new, farmhouse style kitchen complete with sleek quartz countertops, brand new flooring, and a completely updated bathroom, making it an ideal setup for intergenerational housing, extended guests, or a premium entertaining space. Step outside from the dining room onto your oversized deck, perfect for summer BBQs, or wander down below to enjoy the shade of the beautifully maintained yard, which boasts the added bonus of a shed and heated, spacious double-car garage. Homes with this level of finish and versatility are rare so book your showing today!