



**31 Larch Avenue
Drumheller, Alberta**

MLS # A2313523



\$799,900

Division:	North Drumheller		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,891 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	3.07 Acres		
Lot Feat:	Few Trees, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Animal Home, Open Floorplan, Recreation Facilities		

Inclusions: Pool table & Accessories, Shuffleboard and accessories, Piano & Bench, Quonset style tarp shed, Furniture Negotiable

Opportunities like this are rare. Situated on 3.07 acres in North Drumheller, this exceptional property offers privacy, treed acres, space and the convenience of municipal water & sewer services. Ideal for Developers, Investors, or Buyers seeking in town acreage. This unique property presents endless possibilities and an opportunity to make it your own. Proudly maintained by the same family since it was built, the 1981 bungalow offers a bright + functional layout with 3 bedrooms, and 4 bathrooms, including a primary bedroom with private ensuite, and full bath with walk in shower. An inviting family room open to the eat in kitchen, formal living and dining room. Convenient mudroom with powder room. The fully developed lower level includes large recreation room, complete with pool table, shuffle board and a kitchenette, 3rd bedroom, full bathroom, dedicated hot tub room, and abundant storage including a cedar lined closet. Outside - Mature trees, garden area, irrigation system on its own well, large deck, private park like setting with garden shed. Impressive 64x32 heated shop with 3 phase 220 amp power, in floor boiler heat, hoist, rough in for bathroom, over head doors. Ideal for hobbyists, mechanics, entrepreneurs, or collectors. additional 24x30 dual car garage attached to North entrance of home. A truly rare in-town acreage offering exceptional value, versatile and potential in the Heart of Drumheller.