



**463 3 Avenue
Drumheller, Alberta**

MLS # A2314751

\$649,900



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|------------------|--|---------------|-------------------|
| Division: | Nacmine | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 2,110 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 5 | Baths: | 2 full / 3 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.53 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, | | |

| | | | |
|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | ND |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Open Floorplan, Storage | | |

Inclusions: ?

Looking for more space without sacrificing privacy? This impressive move-in ready bilevel offers 5 bedrooms, 2 full bathrooms, and 3 half baths, making it the perfect fit for a growing family. The bright open concept design creates a welcoming atmosphere that's ideal for everyday living and entertaining. Downstairs, you'll appreciate the convenience of two separate staircases providing easy access to the fully developed basement. Step outside and discover one of this property's standout features a massive, private yard backing onto the river. Enjoy peaceful views, mature surroundings, and plenty of room for kids, pets, gardening, and outdoor activities. The covered rear deck is the perfect place to relax with your morning coffee or unwind at the end of the day. A garden area and fire pit space add even more charm, while still leaving an abundance of usable yard space for family fun. If you've been searching for a home that offers space, privacy, and a family friendly layout, this one deserves a look.