



GRASSROOTS

REALTY GROUP

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**201 Huntington Park
Drumheller, Alberta**

MLS # A2316542



\$439,900

Division:	Huntington		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,137 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Smoking Home, Storage, Tile Counters		

Inclusions: Hot Tub, Shed, Any furniture negotiable

Executive Family Home in Huntington ! Room to grow and space for everyone. with vintage charm. With 3137 square feet this home offers a great room with vaulted ceilings, formal dining, kitchen with stainless appliances and eat up bar. Dining nook has wet bar, and access to back deck, open to family room with fireplace and home base for the whole home intercom. Powder room, main floor laundry, and home office completes the main floor. Attached double and a half garage with handy stairwell into the basement. Upstairs the Primary bedroom prevails with 5 piece ensuite, walk in closet , and sitting area with fireplace and balcony. You'll also find 3 generous additional bedrooms, a 6 piece main bathroom with storage. Don't forget the Piano nook and Drumheller is home to a few good teachers. Downstairs a Den with 4 piece ensuite, storage room, library nook and rec room. Central vac, central air, and rough in irrigation are some other features of the property. Outside you'll find nice neighbours, a fenced yard with Badlands Views from the Hot Tub, landscaped with deck and room for your boat. This Home is right beside the Huntington Park playground and greenspace making this the Place to be !