



GRASSROOTS
REALTY GROUP

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**1240 Newcastle Trail
Drumheller, Alberta**

MLS # A2318256



\$244,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Newcastle | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 813 sq.ft. | Age: | 1934 (92 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Carport | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Back Yard, Corner Lot | | |

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Shingle

Condo Fee: -

Basement: Partial

LLD: -

Exterior: Stucco

Zoning: Neighborhood district

Foundation: Combination

Utilities: -

Features: Ceiling Fan(s), Open Floorplan

Inclusions: Shed, tarp shed

Welcome to Newcastle! This charming 2 bedroom, 1 bath home offers comfort, character, and an ideal location for outdoor enthusiasts. Featuring convenient main-floor laundry and a cozy pellet stove, the home provides both practicality and a warm, inviting atmosphere. Set on a generous 9,900 sq. ft. double lot, this property offers plenty of outdoor space for gardening or simply enjoying the privacy and open surroundings. Situated just minutes from Newcastle Beach, with walking/biking trails right out front, the home provides easy access to recreation and the natural beauty of Drumheller. Whether you're looking for a year-round residence, a weekend retreat, or an investment opportunity, this property delivers a wonderful blend of comfort, convenience, and lifestyle.