



GRASSROOTS
REALTY GROUP

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**181 Huntington Park
Drumheller, Alberta**

MLS # A2318728



\$499,900

Division:	Huntington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,527 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Jetted Tub, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: Everything in the house is negotiable

Room for everyone and then some! Homes in this neighbourhood rarely come up for sale, and it's easy to see why. Tucked away in a quiet cul-de-sac, this impressive 2,500 sq. ft. home offers 5 bedrooms and 3¹/₂ bathrooms, with room for the whole family and then some. Just two doors down is one of the community's most popular parks, with a second park only a short walk away and a nearby toboggan hill that will keep the kids entertained year round. Inside, soaring cathedral ceilings and a sunken family room with a cozy fireplace create inviting spaces for gathering. A unique second level library overlooks your main floor while the large games room offers endless possibilities for family fun, hobbies, or a home theatre. Step outside and enjoy a front patio, two back decks, and a private balcony off the primary suite, all taking advantage of the incredible views of the iconic Drumheller hills. There's even a fenced garden area that could easily serve as a dog run or your own backyard oasis. Space, character, and an unbeatable location this is the kind of family home people wait for, and homes in this neighbourhood don't come along very often. Please note showings need to be scheduled around Airbnb guests.