



**415 8 Street E
Drumheller, Alberta**

MLS # A2321529



\$472,500

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,695 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Natural Woodwork, Vaulted Ceiling(s)		

Inclusions: Underground Sprinklers, Basement Freezer, Basement Refrigerator

Nestled on a spacious, private lot in the highly sought-after Riverside Drive area, this beautifully maintained bungalow offers the perfect blend of comfort, character, and convenience. Surrounded by mature trees, established perennial gardens, and lush landscaping, the property provides a peaceful retreat while remaining close to all the amenities you need. Step inside to discover a thoughtfully updated home featuring a spacious kitchen with elegant quartz countertops, ample cabinetry, and a bright, sun-filled breakfast nook—an ideal spot to enjoy your morning coffee. The main floor also offers the convenience of laundry, two generously sized bedrooms, and inviting formal living and dining rooms that provide plenty of space for both everyday living and entertaining. The lower level expands your living space with a large recreation room, a third bedroom, a bathroom, and an impressive unfinished area ready for your personal touch. Whether you envision an additional bedroom, home theatre, fitness room, workshop, or hobby space, the possibilities are endless. Pride of ownership is evident throughout this well-cared-for home, with tasteful updates completed over the years. Outside, you'll appreciate the freshly painted fence, private backyard setting, and oversized heated single-car garage. Ideally located close to parks, green spaces, walking and biking trails, and downtown amenities, this property offers a wonderful lifestyle in one of the area's most desirable neighbourhoods. Don't miss your opportunity to call this exceptional Riverside Drive bungalow home!