



1506 1 Avenue NW
Drumheller, Alberta

MLS # A2321534



\$365,000

Division:	Midland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Beamed Ceilings, Laminate Counters, No Smoking Home, Track Lighting, Vinyl Windows		

Inclusions: N/A

Location, location, location !!! This 5 bedroom Bi-Level located in lower Midland (out of the flood zone), has loads of potential. Some major upgrades have recently been completed which include exterior paint, Stainless steel appliance package and custom cupboards. freshly painted cupboards and new hardware, new paint and baseboards /trim on the main floor, luxury vinyl plank flooring throughout the upstairs and new tub surround. All plumbing and Electrical has also been upgraded. This home offers some breathtaking views of the Drumheller Badlands. Close to the hospital, the golf course, St. Anthony's School and a walking/biking trail system is only a few steps away. The basement could be converted to a secondary legal suite, subject to approval and permitting by the town of Drumheller. This home features loads of natural sunlight and a functional floor plan. 1.5 bathrooms, with a third bathroom plumbed in. It has newer vinyl windows and doors. High efficiency furnace and central air conditioning. Smoke free pet friendly home. An added bonus is RV parking ! Don't wait book a showing today !