



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

401 15 Street E
Drumheller, Alberta

MLS # A2323015



\$499,900

Division:	Riverview_DRUM		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Metal

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: ND

Utilities: -

Inclusions: None

Turnkey and beautifully updated, this fully developed home offers 2 bedrooms up, 2 bedrooms down, and 2 full bathrooms, all located in one of Drumheller's most desirable neighbourhoods. Enjoy being just a short walk from the river, along with convenient access to parks, playgrounds, schools, outdoor pickleball courts, and the community's scenic walking and biking trails. Recent upgrades include a NEW kitchen, furnace, hot water tank, appliances, windows, and doors, along with added attic insulation, extra insulated vinyl siding and plumbing. Exceptionally well maintained and move-in ready, this home offers the perfect blend of comfort, convenience, and outdoor living.