



**GRASSROOTS**

REALTY GROUP

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**104 24 Street NW Street  
Drumheller, Alberta**

**MLS # A2325753**



**\$390,000**

<b>Division:</b>	Midland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Ma		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Custom built bench seat in dining room, bar fridge in basement, gazebo, above ground pool and accessories and 10 x 16ft shed.

**\*\*\*EXTENSIVELY RENOVATED BUNGALOW ON AN INCREDIBLE 14,281SQFT PARK-LIKE LOT IN HIGHLY DESIRABLE LOWER MIDLAND\*\*\*** Welcome to this meticulously maintained, extensively renovated bungalow, perfectly situated in Lower Midland, one of Drumheller's most sought-after neighborhoods. Set on an extraordinary 14,281 sq. ft. treed lot with serenity and relaxation throughout, this spectacular property offers exceptional privacy and a peaceful, park-like setting that's truly one of a kind. Inside, you'll be welcomed by a bright, open-concept floor plan featuring vaulted ceilings and an abundance of natural light. You'll love the stunning custom kitchen with large island and Miele appliances, the spacious primary bedroom includes a generous walk-in closet, while the beautifully renovated main bathroom showcases a luxurious heated tile floor and elegant walk-in shower. Designed for both comfort and entertaining, the home also features central air conditioning, developed basement with beautiful 4pce bathroom, and seamless indoor-outdoor living. Step outside to your own secluded backyard oasis with mature trees, professional landscaping, a charming gazebo with separate underground power, and a above ground swimming pool—the perfect place for relaxation and creating memories entertaining family and friends. Car enthusiasts, hobbyists, and those needing extra workspace will love the impressive 32' x 24' oversized heated garage with 220 power built in 2022. This is a rare opportunity to own a move-in-ready home on one of the largest and most picturesque lots in Lower Midland. Combining thoughtful renovations, outstanding outdoor living, and an unbeatable location, this amazing property has truly been meticulously cared for both inside and out!!! Walking distance to parks, playgrounds, scenic

walking/bike trails, fabulous new outdoor rink and school!!!! \*\*\*New windows (not including dining room) 2024, New hot water tank 2022, All new plumbing/electrical/insulation 2022, Metal garage built in 2022 (Featuring in floor heat truss core wall panels and 220 power) plus numerous other professionally completed renovations\*\*\*