



GRASSROOTS
REALTY GROUP

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241 4 Street
Drumheller, Alberta

MLS # A2327042



\$408,000

Division:	Nacmine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,536 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Private		

Heating:	Boiler	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	ND
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Check out this well- built home in Nacmine ! Offering convenience on one level with three bedrooms, an office and a three foot crawl space . The home has been upgraded with fresh paint inside and out; with new flooring, taps and toilets in both bathrooms, new shower in ensuite. New pex plumbing throughout the home and New front and back doors. roller blinds have been installed on all windows and new ceiling fan in the beautiful vaulted living room with corner gas fireplace. New fridge in the quaint eat in kitchen. Attic insulation has been increased from R25 to R60. Brand new Boiler with 3 new zones for additional cozy factor this winter. Outside three decks - one covered for relaxing and entertaining in a very quiet location close to the Red Deer River. New shingles on the garden shed, with six stone stack garden/ flower beds. All upgrades completed from October 2023 to present . Smoke and Pet free