



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**82 Villa Street  
Drumheller, Alberta**

**MLS # A2327493**



**\$424,900**

<b>Division:</b>	North Drumheller		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity		

**Inclusions:** Hot tub plus accessories, shed.

**\*\*\*JUST MOVE IN AND ENJOY THIS BEAUTIFULLY RENOVATED FAMILY HOME WITH MASSIVE DOUBLE CAR HEATED GARAGE\*\*\*** Located on a quiet street in North Drum, walking distance to downtown and all the amenities Drumheller has to offer this tastefully renovated family home is sure to impress!!! With numerous upgrades both inside and out some features of this 1,368sqft bungalow include 5 bedrooms total, 2 5pce bathrooms with gorgeous new tub and tile surround on the main floor, spacious kitchen showcasing stainless steel appliances and loads of cabinets and counter space, inviting living room with an abundance of natural light, beautiful upgraded flooring and stunning wood burning fireplace, the added convenience of main floor laundry, fully developed basement with large family room great plus cozy wood burning stove great for entertaining family and friends!!! As you explore your truly spectacular 7,920sqft double lot you'll fall in love with the covered rear deck, private patio area with relaxing hot tub, fully fenced yard, RV parking and amazing OVERSIZED 28 X 34ft heated double car garage!!! All walking distance to parks, playgrounds, pool, Badlands Community Facility and Drumheller's scenic walking/bike trails!!!