



**716 Bankview Drive
Drumheller, Alberta**

MLS # A2327757



\$349,900

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Dry Bar, Laminate Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Hot tub negotiable

Located in one of Drumheller's most desirable neighbourhoods, this beautifully updated 4-bedroom home offers modern comfort and is truly move-in ready. Thoughtfully renovated throughout, the home features four well-sized bedrooms and two and a half bathrooms. A separate entrance, providing excellent potential for a future suite or rental opportunity. A secondary suite would be subject to approval and permitting by the municipality. The previous owners operated a successful basement short term rental for over 5 years. Whether you're looking for additional income or flexible living arrangements, this setup offers great versatility. The property also includes a double detached heated garage, perfect for storage, parking, or a workshop space.