



GRASSROOTS
REALTY GROUP

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685 3 Avenue W
Drumheller, Alberta

MLS # A2330478



\$359,900

Division:	Downtown Drumheller		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	ND
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Quick! Book your showing before it's too late! Welcome to 685 3 Ave West, a 4 bedroom bilevel, steps away from a playground and a quick walk to downtown. Fall in love with the modern feel throughout, generously sized bedrooms, and functional floorplan. You can hang out in the spacious living room or watch movies in the family room downstairs. Letting kids and pets outside into the yard is easy with the patio door off the kitchen. How do you like to enjoy fresh air? Out on the deck, the shaded patio or sun drenched garden area, you have options. It has AC (a must for Drumheller), is fully developed, and off street parking completes the package. At this price, it's not going to last!