



GRASSROOTS
REALTY GROUP

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224 2 Street
Drumheller, Alberta

MLS # A2333086



\$375,000

Division:	Nacmine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Pantry		

Inclusions: negotiable

Pride of Ownership Prevails in Nacmine ! With Newer Shingles, Furnace and Hot water tank, a few newer windows and fresh paint. A lot of the behind the scenes heavy lifting has been done so you can just move in and enjoy ! Spacious living room, Eat in Kitchen with island and access to the covered back deck. 3 bedrooms on the main floor, Main bathroom and 2pc ensuite. Downstairs a big Family room, 4th bedroom, den, bathroom with jet tub, and laundry room with storage for all your stuff. Heat Wave ? No Problem the Central Air will keep you cool. Outside a landscaped yard with Mature trees, garden box, shed with power, fenced yard, off street parking and a 26x24 heated detached dream garage. With quick possession available you could be in before the kids start school.