



GRASSROOTS
REALTY GROUP

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**14 Spruce Drive
Drumheller, Alberta**

MLS # A2333234



\$289,700

Division:	Greentree		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Front Drive, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Sump Pump(s)		

Inclusions: N/A

Welcome to 14 Spruce Drive—a beautifully renovated home that perfectly blends modern upgrades with unbeatable comfort! Nestled in a quiet, desirable neighborhood in Drumheller, this property has been thoughtfully updated from top to bottom, offering true peace of mind and move-in-ready convenience for its next owner. Step inside to discover a bright, open-concept living area filled with natural light, modern flooring, and stylish finishes throughout. The updated kitchen features sleek cabinetry, contemporary countertops, and quality appliances, making it a perfect hub for daily cooking and entertaining guests. Key Highlights & Upgrades: Move-In Ready: Extensive recent renovations leave nothing left to do except move in and enjoy. Modernized Interior: Upgraded flooring, fresh contemporary paint, and refined lighting fixtures throughout. Refreshed Kitchen & Bathrooms: Designed with modern tastes and functionality in mind. Great Curb Appeal: Located on a peaceful street with a spacious yard, ideal for outdoor gatherings, gardening, or relaxation. Whether you are looking for a fantastic family home, a low-maintenance retirement spot, or a turnkey investment property in the heart of the Drumheller Valley, 14 Spruce Dr is a rare find. Don't miss out on this incredible home—schedule your private showing today!