



GRASSROOTS
REALTY GROUP

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635 3 Avenue W
Drumheller, Alberta

MLS # A2334840



\$259,900

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,268 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Wood Frame	Zoning:	ND
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	None
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Great investment opportunity in a fantastic downtown location! This 3-bedroom, 2-bathroom two-storey home is located, just two blocks from downtown, the brewery, distillery, restaurants and entertainment. Currently tenant occupied, with a tenant who would happily stay making this an especially attractive option for investors looking for an established rental with a tenant already in place. With three bedrooms, two bathrooms and a convenient location, this home offers solid rental potential without the headache of starting from scratch. A great addition to an investment portfolio or an opportunity for someone looking to get into the rental market. Great location. Good rental. Tenant in place. Just add it to your portfolio.