



GRASSROOTS
REALTY GROUP

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210 1 Street S
Drumheller, Alberta

MLS # A2335788



\$849,000

Division:	Rosedale		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,122 sq.ft.	Age:	1976 (50 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Attached, Double Garage Detached, Front Drive, Heated		
Lot Size:	3.65 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	29-29-19-W4
Exterior:	Wood Frame	Zoning:	ND
Foundation:	Brick/Mortar, Other	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: some Furniture included

Welcome to this spacious and versatile property set on 3.65 acres across two separate titles, offering exceptional living space, extensive parking, and outstanding amenities. The sale includes Block A (2.20 acres), featuring the residence and improvements, as well as Block B (1.45 acres), a separate parcel of bare land that provides added flexibility and future potential. The property features an attached garage, a substantial 40' x 60' x 16 ft heated shop, and an additional detached two-door garage, making it ideal for hobbyists, tradespeople, or those needing extra storage. Inside, the impressive octagonal open-concept living room and kitchen are highlighted by vaulted ceilings and a large central skylight that fills the space with natural light. In addition, the main living room sports 5, 8x6 feet windows with a panoramic view of the valley. The upper level includes a corner office, a generous laundry room with abundant cabinetry, a closet, and a sink, plus a spacious primary bedroom with a walk-in closet and 2-piece ensuite. A second bedroom enjoys direct access to a double reclining Jacuzzi tub. Step outside to the large enclosed patio, featuring expansive venting windows for comfortable seasonal enjoyment. The illegal basement suite offers excellent flexibility with a recently renovated full kitchen, a remodeled bathroom with a large walk-in shower, three bedrooms, a living area with a fireplace, and a separate entrance. A large games room includes a pool table, ping-pong table, foosball table, and shuffleboard—all included—while a sauna adds another relaxing amenity. An additional bedroom features a spiral staircase leading to a covered deck. Additional updates include windows replaced in 2015. This unique property offers outstanding space for multi-generational living, recreation, and entertaining.

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