



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

405 14 Street E
Drumheller, Alberta

MLS # A2338023



\$650,000

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,517 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Silent Floor Joists, Wood Siding	Zoning:	ND
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden Shed, Shelf in Mechanical Room

Immaculate Raised Bungalow in a Desirable 55+ Community Welcome to this gorgeous raised bungalow, offering comfortable, low-maintenance living in a welcoming 55+ community. Beautifully maintained and move-in ready, this home is ideal for those looking to enjoy a relaxed lifestyle without sacrificing space, storage, or convenience. The well-designed layout offers bright, inviting living spaces with plenty of room to relax and entertain. A convenient attached garage provides everyday accessibility, while the detached garage offers exceptional additional space for vehicles, hobbies, storage, or a workshop. Enjoy the benefits of community living with grass cutting and snow removal included in the HOA fees, giving you more time to enjoy your home and surroundings without the seasonal maintenance. From its pristine condition to its impressive garage space and maintenance-free lifestyle, this property is a wonderful opportunity for those looking for comfort, convenience, and peace of mind in a 55+ community. Don't miss the opportunity to make this exceptional bungalow your new home!