



GRASSROOTS
REALTY GROUP

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701 Centre Street
Drumheller, Alberta

MLS # A2338042



\$849,000

Division:	Cambria		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,430 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	20.13 Acres		
Lot Feat:	Native Plants, No Neighbours Behind, Open Lot, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	15-28-19-W4
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Silent Floor Joists, Stone, Stucco, Siding	Zoning:	ND
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Bookcases, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Media room built in speakers		

Beautifully Finished Home on 20 Acres in the Drumheller Badlands. Experience the perfect blend of comfort, privacy, and breathtaking Alberta scenery with this exceptionally finished home set on an impressive 20 acres in the heart of the Drumheller Badlands. Thoughtfully designed and finished with quality throughout, this wonderful property offers a warm and inviting atmosphere with plenty of space to relax, entertain, and enjoy the surrounding landscape. The walkout basement adds valuable living space and provides seamless access to the outdoors, while taking full advantage of the incredible views and natural setting. Imagine stepping outside to your own private acreage, surrounded by the unique beauty and dramatic landscape that makes the Drumheller area so special. With 20 acres to enjoy, there is room for outdoor recreation, hobbies, animals, gardens, or simply embracing the peace and privacy of country living. This is more than a home—it's an opportunity to enjoy an extraordinary lifestyle surrounded by some of Alberta's most distinctive scenery. Beautifully finished, wonderfully private, and offering 20 acres of possibilities, this Drumheller-area property is truly one to experience.