



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

491 2 Street
Drumheller, Alberta

MLS # A2339556



\$225,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	643 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Negotiable

Cute, comfortable and completely move in ready! This charming 1 +1 bedroom, 1 bathroom home is the perfect fit for anyone looking for a simpler way of living without giving up the comforts of a beautifully updated home.. The entire upstairs has been refreshed with a brand new kitchen, vinyl flooring, new windows and stainless steel appliances, while a new furnace and hot water tank mean some of the big ticket updates are already taken care of. Tucked onto a quieter street just a short walk from downtown, you can leave the car at home and enjoy easy access to shops, restaurants, entertainment and everything downtown Drumheller has to offer. There's also a little garage out back for your vehicle, toys or extra storage. Whether you're looking for your first home, a bachelor pad, a downsizing option, a low maintenance getaway or a place to escape the city this one checks a lot of boxes.. Small, sweet, updated and easy to enjoy just move in and make yourself at home.