



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

210 1 Street W
Drumheller, Alberta

MLS # A2340499



\$399,900

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,617 sq.ft.	Age:	1925 (101 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	DT
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings		

Inclusions: Negotiable

Character, flexibility & opportunity in a prime downtown location! This unique corner lot home offers far more space and versatility than meets the eye. Featuring two separate living spaces, two kitchens, two laundry areas and multiple living spaces this property offers plenty of options for a large family, extended family, roommates, or those looking for additional rental potential. The main floor offers two bedrooms, while the upper level features three additional bedrooms, giving you room to spread out. Enjoy the charm of the front porch, or head upstairs to the rooftop patio, a rare feature and a great spot to relax, entertain or take in the surrounding views added features includes garage for covered parking, & extra storage. Whether you're looking for a spacious home, a property with income potential, or a place you can adapt to suit your needs, this one offers plenty of possibilities. Prime downtown corner location, character throughout and loads of potential, come take a look and decide what this home could be for you!