



GRASSROOTS
REALTY GROUP

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275 3 Ave E
Drumheller, Alberta

MLS # A2342710



\$375,000

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	1913 (113 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	ND
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Storage		
Inclusions:	Furniture		

Character, charm and space right in the heart of downtown Drumheller. This lovingly cared for character home is the kind of property that makes you appreciate the details of an older home. Original woodwork and timeless character are found throughout, while the layout offers plenty of room for family and guests, with a spacious primary bedroom on the main floor plus three additional bedrooms upstairs. Outside, there's no shortage of space either. A large backyard, private deck, gas hookup for the BBQ and a beautiful garden space in a peaceful spot to enjoy those warm summer evenings. There's also plenty of off-street parking for vehicles, toys and guests, plus a large single garage at the back. All of this, just steps from downtown and everything Drumheller has to offer. If you love character homes, this one deserves a closer look.