



GRASSROOTS
REALTY GROUP

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**1718 Midland Place
Drumheller, Alberta**

MLS # A2345199



\$420,000

Division:	Midland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,551 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Central Vac as is, Basement Fridge, Basement Freezer, Living Room TV and Wall Mount, Pool Table with Accessories, BBQ and Hot Tub, Custom made wind curtains for around deck.

Welcome to this spacious 5-bedroom, 2.5-bathroom home, tucked away on a quiet cul-de-sac in Lower Midland and set on a large lot. With plenty of room for family, friends, and entertaining, this home offers the perfect blend of comfort, functionality, and outdoor living. The open-concept main floor features a modern kitchen overlooking the living room, where large windows fill the space with natural light. With three bedrooms upstairs and two additional bedrooms downstairs, there's plenty of flexibility for a growing family, guests, a home office, or hobbies. Step outside and discover your own private backyard oasis. The large covered deck is ready for summer gatherings, complete with a BBQ and hot tub included. The stamped-concrete yard provides a low-maintenance outdoor space, giving you more time to relax and enjoy it. The fully finished basement is made for entertaining, featuring a bar and pool table—the perfect spot to host friends and family or enjoy a relaxed evening at home. Additional features include a double detached heated garage, a durable metal roof offering years of added protection, and a welcoming front porch where you can sit back, soak up the sunshine, and watch the world go by. Located close to schools, baseball diamonds, walking and biking trails, and wide-open green spaces, this home offers a wonderful setting for an active lifestyle while still providing a peaceful place to call home.