



GRASSROOTS
REALTY GROUP

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**3 Spruce Drive
Drumheller, Alberta**

MLS # A2345206



\$394,500

Division:	Greentree		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,272 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: TV Wall Mount in Basement

Welcome to this beautifully renovated and wonderfully maintained 5-bedroom, 2-bathroom home in the Greentree community. Filled with natural light and thoughtfully updated throughout, this home combines character, comfort, and functionality in a fantastic location close to the K–6 school, walking and biking paths, and all that Drumheller has to offer. Step inside and you'll immediately notice the abundance of natural light, new paint, beautiful architectural details, and brand-new hand-scraped hardwood flooring that adds warmth and character throughout the main living areas. The spacious layout offers two generously sized bedrooms upstairs and three bedrooms downstairs, providing plenty of room for a growing family, guests, or a home office. The large primary bedroom is a wonderful retreat, accessed through elegant French doors and offering plenty of space to relax. Both bathrooms have been beautifully updated with new flooring, vanities, and showers. The upstairs bathroom also features a relaxing soaker tub. The home is designed for year-round comfort with two gas fireplaces, perfect for cozy evenings, and two independently operated furnaces serving the upper and lower levels. Both furnaces have recently been serviced. Central air conditioning, keeps the home comfortable during the warmer months. One of the highlights of this property is the partially covered deck, where you can relax, entertain, and enjoy beautiful views of the Drumheller Valley. The private outdoor space provides a great place to take in the scenery and enjoy the surrounding area. The property also offers excellent parking and storage with two garages—a heated attached garage plus a single detached garage accessible from the back lane. Additional updates include shingles (2015), hot water tank (2021), windows (2003), and central air conditioning (2021). This is

a home that truly needs to be seen to be appreciated. With its extensive renovations, generous living space, beautiful natural light, and valley views, it offers an exceptional combination of comfort and convenience.