



GRASSROOTS
REALTY GROUP

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52 3 Street E
Drumheller, Alberta

MLS # A2346070



\$295,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	930 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Irregular Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	28-28-19-W4
Exterior:	Mixed	Zoning:	ND
Foundation:	Block	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

A yard that feels like your own little park. Surrounded by mature trees, this cute home has space for just about everything, a fenced in dog space right off the front door, a separate fire pit and entertaining area, RV & parking galore, plus an older garage that could be the man cave! Inside, you'll find fresh paint and vinyl flooring in this cozy home. And the yard? It practically feels like you own the whole block. If outdoor space is high on your list, this one is worth a look.