



GRASSROOTS
REALTY GROUP

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177 5 Street
Drumheller, Alberta

MLS # A2346072



\$580,000

Division:	Nacmine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,619 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Boiler, Forced Air, Zoned	Water:	-
Floors:	Cork, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	ND
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Downstairs: white cabinet by main bathroom, some furniture negotiable Armoire, dresser, cabinets etc

Room for everyone. Space to live, work, entertain and so much more. . This well kept Nacmine home offers over 3,000 sq. ft. of developed living space, five bedrooms, four and a half bathrooms, and plenty of flexibility for a growing family or anyone who needs more room. The main floor has a clean, modern feel with engineered hardwood, laminate and cork flooring, large windows, main floor laundry and a comfortable kitchen with a breakfast nook. There's also a separate dining room for family dinners and entertaining. Downstairs is where this home really stands out. Two bedrooms are set up as separate lock off spaces, each with a kitchen sink, full bathroom and private entrance. Whether you need space for guests, extended family, a teenager, rental or billet host, there are options here. Outside, the large composite deck gives you plenty of room to relax and entertain, with natural gas BBQ hookups, and a backyard water feature. The property is surrounded by mature trees for shade and privacy. Storage and parking are covered with a double attached garage, two backyard sheds and RV parking along the side. The home also features an ICF foundation, forced air and in floor heating, high efficiency furnace, HEPA filtration, water softener, central air conditioning and a dual heating system. Stanley Security System hardware is included. Nacmine offers a quieter community setting with a general store, day homes, playground/park and outdoor skating rink, while still being just minutes from Drumheller. If you're looking for a home that offers space, flexibility and a lot more functionality than the average property, this one is worth a look.