



GRASSROOTS
REALTY GROUP

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89 Poplar Street
Drumheller, Alberta

MLS # A2349629



\$368,000

Division:	North Drumheller		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,029 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Primary Downstairs, Vinyl Windows		

Inclusions: Shed. Hot tub Negotiable

Nestled within North Drumheller, this bi-level house offers a comfortable retreat. Boasting 1,029 square feet of living space, the carpet free home welcomes you with natural light. An open floorplan seamlessly connecting the kitchen and living areas. Two bedrooms reside above grade, providing comfortable accommodations with a full bathroom, and a flex space with access to the yard that could convert to another bedroom. While two additional bedrooms and a full bathroom complete the finished basement, offering flexibility and privacy with a spacious Rec room. Laundry convenience is ensured with a laundry room located in the basement. Outside, enjoy relaxing moments with friends and family with the two tiered deck, fully fenced low maintenance grass free backyard with Garden Shed, fire pit area, and gates to open for alley access. Close to walking/bike paths, playground, Hospital, and restaurants nearby, this property provides a wonderful blend of tranquility and community access. Making it an ideal choice for those seeking a low maintenance lifestyle within a vibrant neighborhood. Window Coverings, Appliance, Central Air included and Hot Tub Negotiable !