

**411 11 Street E  
Drumheller, Alberta**

**MLS # A2246414**



**\$315,000**

<b>Division:</b>	Riverview Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Off Street, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, Vinyl Windows		

**Inclusions:** Propane fire table, water cooler in kitchen

\*\*\*SPACIOUS RIVERSIDE BUNGALOW FEATURING NUMEROUS UPGRADES ON A BEAUTIFUL 9,360SQFT FENCED LOT\*\*\* Just move in and enjoy this immaculate 1,176sqft RIVERSIDE home!!! Some features of this partially renovated bungalow include 2 bedrooms on the main floor plus a 3rd which was converted to convenient main floor laundry with 2nd bathroom on the main level (2pce), 3 bathrooms, bright kitchen with plenty of cabinet space, spacious living room and dining room showcasing 3/4 inch hardwood flooring, some other features include upgraded, vinyl siding, soffit, fascia, eavestrough, shingles, windows highlighted by custom blinds primarily electronic/remote controlled, high efficient furnace, oversized hot water tank, central air conditioner, knock down stipple ceilings and brand new paint throughout the main floor, partially developed basement and single car garage!!! All in spectacular RIVERSIDE one of Drumheller's most highly desired areas on a beautifully landscaped 78 x 120ft scenic lot with relaxing patio, fruit trees and loads of room for your garden!!! \*\*\*WALKING DISTANCE TO SCHOOLS, PARKS, NATURE TRAILS PLUS THE DOWNTOWN CORE AND ALL THE AMENITIES IT HAS TO OFFER\*\*\*