

308 17 Street NW  
Drumheller, Alberta

MLS # A2246440



# \$349,900

Division:	Midland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,465 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** garage door opener and remote

Stop the car (and park it in the oversized garage!!) This 4 level split is hitting the market with a new kitchen, vinyl flooring, and offers 3 bedrooms, den/office spaces, two large living rooms & 2 bathrooms. The covered deck and massive backyard has plenty of room for gardens, toys, and entertaining spaces. A hop, skip or a jump to the path, disk golfing, or just to explore the provincial park, the location can't be beat. Call to check out the value for yourself!