

**86 Poplar Street
Drumheller, Alberta****MLS # A2271538****\$150,000**

Division:	North Drumheller		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	938 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	ND
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: No

This 3-bedroom home on its own 33' x 120' lot offers strong value for first-time buyers or investors. Inside you'll find a practical layout with mostly laminate flooring, tile in the bathroom, and a functional 4-piece bath. The property also includes a 22 x 24 detached garage, providing excellent storage or workshop space. Currently tenant-occupied with rent of \$950/month, this home can continue as a revenue property or be personalized to suit your needs. With some personal touches, it has great potential to become a comfortable, affordable home in a convenient location. A solid opportunity for anyone looking for a property with room to build equity.