

**476 3 Street  
Drumheller, Alberta****MLS # A2274528****\$199,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Storage		

**Inclusions:** N/A

Discover exceptional potential and everyday comfort in this charming 2-bedroom, 1-bathroom home, ideally situated just minutes from downtown Drumheller. Set on a rare DOUBLE LOT, this property offers outstanding flexibility—whether you’re looking to develop, invest, or enjoy the added space of a generous private yard. Inside, you’ll find two inviting bedrooms and a bright, open living area that feels warm and welcoming. Outside, the fully fenced yard and capability for alley access provides privacy and ample room for outdoor living, gardening, or future expansion. The insulated double detached garage, complete with cupboards and a workshop, adds tremendous practicality for hobbyists, storage, or additional workspace. This home is an excellent opportunity for first-time buyers, investors, or anyone seeking a well-located property with room to grow. The Town of Drumheller has confirmed future development capabilities, including the ability to pursue multifamily development without rezoning—contact Toni for full details. The seller is also offering the neighbouring property at 460 3 St SW, presenting a rare chance to acquire three combined lots and unlock even greater development potential. Live steps from parks, local shops, schools, and the everyday essentials that make Drumheller such a welcoming community.