

**460 3 Street  
Drumheller, Alberta**
**MLS # A2274530**


# \$169,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Storage		
<b>Inclusions:</b>	N/A		

Step into this bright and welcoming home on a quiet Drumheller street, surrounded by scenic hills and everyday convenience. This charming property offers excellent natural light, a spacious yard, and thoughtful upgrades throughout—perfect for first-time buyers, down-sizers, or investors seeking strong potential. Inside, you'll find engineered hardwood floors in the living room and upstairs hallway, vinyl plank in the upstairs bedroom, and laminate flooring downstairs for easy maintenance. The home includes a full appliance package—refrigerator, stove, microwave hood fan, dishwasher, washer, dryer, plus window coverings—and features fresh interior paint for a clean, bright feel. The developed basement adds flexibility with a bedroom, laundry area, dry storage, and windows that bring in natural light. A crawl space and additional storage nook in the back entry offer even more convenience. Outside, enjoy a great yard with a chain-link fence, cement sidewalks, and a detached workshop with a newer roof and—ideal for projects, tools, or extra storage. A portion of the south side of the property extends beyond the fence, offering more usable space than meets the eye. If purchased together with 476 3 St SW, this becomes a rare TRIPLE LOT—unlocking incredible future development potential and long-term value. Don't miss out on this amazing opportunity! Contact Toni for details!