

1507 2 Avenue NW  
Drumheller, Alberta

MLS # A2245989



## \$649,900

<b>Division:</b>	Midland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	1904 (122 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached, On Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, French Door, High Ceilings, Natural Woodwork, No Smoking Home, Recessed Lighting, See Remarks		

**Inclusions:** Electric Fireplace

\*\*\*TRULY ONE OF A KIND EXTENSIVELY RENOVATED FAMILY HOME ON A BEAUTIFUL CORNER LOT IN HIGHLY DESIRED LOWER MIDLAND LOCATION\*\*\* It will be love at first sight when you step inside this breathtaking fully developed family home!!! The attention to detail and meticulous quality of finishing throughout will be sure to impress at each and every turn!!! Some feature of this completely renovated 2 storey home filled with natural light on all 3 levels and massive wrap around deck with tranquil valley views include 3 bedrooms, 4 renovated bathrooms boasting a stunning 2nd floor bathroom with large soaker tub and the convenience of 2nd floor laundry, beautifully renovated kitchen showcasing new appliances opened to your formal dining room featuring French doors, spacious family room and relaxing den with fireplace you'll absolutely adore, fully developed basement with side entry and separate laundry ideal for a potential mother -in -law suite plus 24 x 20ft heated garage/workshop!!! All walking distance to school, brand new outdoor rink and Drumheller's picturesque nature trails well being directly across the street from scenic midland park and playground on an outstanding 8,190sqft well landscaped fenced lot with an abundance of mature trees including your own personal tree swing, gazebo and private firepit area!!! \*\*\*WITH TOO MANY UPGRADES TO LIST INCLUDING NEWER ENERGY-EFFICIENT WINDOWS AND FURNACE THIS SPECTACULAR DREAM HOME MUST BE SEEN TO TRULY BE APPRECIATED\*\*\*