

808 Birchwood Close  
Drumheller, Alberta

MLS # A2248769



## \$285,000

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Some furniture negotiable: make up stand, couches

Welcome home! This charming two-storey offers 3 bedrooms, 1.5 bathrooms, and a bright eat-in kitchen—perfect for everyday living and family gatherings. Ideally located near playgrounds, bus stops, and just a quick commute to anywhere you need to be, convenience is at your doorstep. With plenty of space to grow, this home is a fantastic fit for first-time buyers, young families, or anyone looking for comfort and practicality in a great location.