

**92 Beech Street  
Drumheller, Alberta**

**MLS # A2265477**



# \$490,000

<b>Division:</b>	North Drumheller		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, Natural Woodwork		

**Inclusions:** Hot tub and pool table are included

Welcome to north Drumheller and this beautiful family home, ready for its next family. Located on one of Drumhellers most sought-after streets, this 6 bedroom plus bonus room, 2 bathroom home is perfect for growing families, multigenerational living, or anyone wanting extra room to spread out. Enjoy the huge yard with a fenced in dog-run, and underground sprinklers, ideal for kids, pets, gardening, or entertaining. The large garage and RV parking mean that everything can be stored safely at home. Enjoy grilling on the large deck and relax under the stars in your new hot tub. Inside you'll find a bright and functional layout, generous sized bedrooms, vaulted ceilings, loads of storage and oodles of potential to make it your own. Located on a dead-end street with minimal traffic and great neighbours, homes like this don't come up very often- don't miss your opportunity to own a spacious property in a truly exceptional location.