



835 3 Avenue
Drumheller, Alberta

MLS # A2271523



\$249,900

Division: Downtown

Type: Residential/House

Style: Bungalow

Size: 1,006 sq.ft. **Age:** 1925 (101 yrs old)

Beds: 2 **Baths:** 1

Garage: Double Garage Detached

Lot Size: 0.15 Acre

Lot Feat: Back Lane

Heating: Forced Air

Water: -

Floors: Linoleum, Vinyl

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: ND

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in

Inclusions: Underground sprinkler system, shedx2

Downtown living with comfort, convenience, and flexibility. This well-cared-for home is perfectly positioned in a walkable downtown location, putting shops, coffee, and daily essentials just steps from your door. Inside, you'll find two generously sized bedrooms plus a versatile den with a closet—ideal as a home office, hobby room, or guest space. Thoughtful main-floor living includes laundry conveniently located in the bathroom and a walk-in tub/shower combo, making everyday life easier and more accessible. Outside, enjoy a covered sitting area, a fully fenced yard, and the rare bonus of a double detached garage with an attached workshop—perfect for projects, storage, or extra parking. The basement offers excellent temperature-controlled storage, with existing plumbing already in place should you wish to add a half bath in the future. Whether you're downsizing, retiring, or simply looking for a low-maintenance home in a prime downtown spot, this one checks all the right boxes.