

**909 Riverside Drive E  
Drumheller, Alberta**

**MLS # A2272300**

**\$329,900**

<b>Division:</b>	Riverview_DRUM		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Drive Through, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gentle Sloping, Landscaped		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High Speed Internet
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	Lawnmower		

Beautiful home on desirable Riverside Drive! This maintenance free bungalow has been thoughtfully upgraded from top to bottom. Inside the main floor features three bedrooms, one bath, bright open concept kitchen and living room. On the exterior, new siding with Added Styrofoam insulation, new shingles, upgraded windows & doors, a large composite deck with aluminum railing and built-in lighting. The best exterior feature is your new 28 x 30 dream garage complete with 100 amp service, 240 V power, commercial grade, floor with slab heating, and large work bench. The basement is open & ready for a second bathroom maybe a dream spa bathroom? . Ready to move and priced to sell you will want to check this beauty for yourself before it's too late.