

**830 Birchwood Close  
Drumheller, Alberta**

**MLS # A2273712**



**\$249,000**

<b>Division:</b>	Bankview	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b> 1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		
<b>Inclusions:</b>	Vivint Alarm System		

Located on a quiet cul-de-sac this semi-detached home offers 1000 sq ft of one level living space. This home features two large bedrooms, 4 piece bathroom, spacious living room with a gas fireplace, central air, high efficiency furnace, main floor laundry and a single attached garage. French doors lead to a private fenced backyard (3036 sq ft). Beautiful view of the badlands and no neighbors behind this home. Don't wait book a showing today !!