

403 15 Street E  
Drumheller, Alberta

MLS # A2282254



**\$549,900**

<b>Division:</b>	Riverview Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings, light fixtures, raised garden beds, gazebo

An exceptional Riverside bungalow has just hit the market! When you open the front door, you'll just think wow!! The living room is so comfortable- the 3 sided stone fireplace is stunning and there is an abundance of natural light. Sitting at the dining nook or while you're prepping dinner, you can enjoy the antics of the red-headed woodpeckers and other birds feasting across the alley. The formal dining room makes hosting a breeze and has plenty of room for all of your friends and family. The primary bedroom is truly a retreat. The ensuite and walk in closet are to-die-for! There are 3 other bedrooms, a massive family room with tons of built in storage, and good sized laundry room. The yard is something to look forward to using all summer! An expansive deck can easily accommodate all of your outdoor furniture, the gazebo offers a shady spot, and there is an abundance of gardens. Did I mention there is a double detached garage as well? The neighbourhood is filled with friendly faces, well maintained walking paths, off leash areas for Fido to run, and a park, pickleball courts and disk golf are also close at hand. This one of a kind property, truly needs to be seen to be fully appreciated.