

718 7 Avenue E  
Drumheller, Alberta

MLS # A2282273



## \$259,900

<b>Division:</b>	Riverview Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<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:** Anything left at the convenience of the seller

Come see this new Riverside listing!! The first thing you'll notice when you drive up is how it's been lovingly cared for. The yard is fully fenced, has several varieties of fruit trees, ample space for gardening or toys, and room for RV parking. This home is perfect for anyone starting out, looking for a solid investment, or a retirement property. It features 2 bedrooms and a full bathroom upstairs, along with a sun drenched living room and kitchen. The basement has a rec room, laundry, 3 piece bathroom, a bedroom and plenty of storage. The workshop outside is a bonus! This property is clean, has great bones, and could be your new abode.