

# \$212,500 - 586 2 Avenue W, Drumheller

MLS® #A2184574

**\$212,500**

3 Bedroom, 2.00 Bathroom, 925 sqft  
Residential on 0.09 Acres

Downtown Drumheller, Drumheller, Alberta

Quaint Small Town Living in the Heart of Drumheller ! Discover the charm of small-town life with this inviting 1.5 Storey home, perfectly located just a short walk from local restaurants, the brewery, and downtown Drumheller. Enjoy the best of both worlds -peaceful living with modern conveniences close by. Step onto the front porch and into a spacious entryway that leads to a cozy living room, thoughtfully designed for easy furniture placement. The main floor features a bright kitchen with durable epoxy countertops and a spacious dining area, perfect for family meals. The primary bedroom includes a handy 2pc ensuite. Upstairs, 2 additional bedrooms, and a 4pc bathroom provide plenty of space for family and guests. The dry concrete basement offers great storage and a laundry area. Outside, You'll find a fully fenced yard with 2 storage sheds, a fire pit for relaxing evenings and off-street parking. Recent upgrades include furnace (2023), Central Air conditioning (2023), Plumbing upgraded (2023) and 100amp electrical panel- offering you peace of mind for years to come. With quick possession available this charming home is ready for you to settle in and enjoy the warmth and simplicity of small-town living. Don't miss out schedule your viewing today !

Built in 1924

## Essential Information



MLS® #	A2184574
Price	\$212,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	925
Acres	0.09
Year Built	1924
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	586 2 Avenue W
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y3

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            December 27th, 2024

Days on Market      76

Zoning                ND

### **Listing Details**

Listing Office        RE/MAX Now

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.