

# \$214,900 - 274 3 Street W, Drumheller

MLS® #A2201528

## \$214,900

4 Bedroom, 2.00 Bathroom, 1,387 sqft

Residential on 0.11 Acres

Downtown, Drumheller, Alberta

Downtown Character Home ! Main floor offers Primary Bedroom with 2 closet spaces, formal living and dining room, flex space, main floor laundry , bathroom with walk in shower.

Upstairs 3 bedrooms and a 4 pc bathroom with claw foot tub and double vanity. Car port, front porch and a walk everywhere lifestyle. With DT Zoning you've got lots of options. Downtown District Land Use Bylaws : To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and street-level activity. Development is characterized by a larger scale of mixed-use buildings than is possible elsewhere in the Valley. New development

enables a diverse streetscape with a strong relationship between buildings and the street. Residential development consists primarily of buildings with multiple Dwelling Units, and in many cases, ground floor commercial uses.

**\*\*24 Hrs Notice to View to Accommodate Tenants but Possession Negotiable \*\***

Built in 1928

## Essential Information

MLS® #	A2201528
Price	\$214,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,387
Acres	0.11
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	274 3 Street W
Subdivision	Downtown
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y4

### Amenities

Parking Spaces	2
Parking	Off Street, Attached Carport

### Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Siding, Mixed
Foundation	Wood, Other

### Additional Information

Date Listed	March 11th, 2025
Days on Market	147

ZoningDT

Listing Details

Listing OfficeRE/MAX Now

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