

# \$519,000 - 315 3 Avenue E, Drumheller

MLS® #A2211474

**\$519,000**

4 Bedroom, 3.00 Bathroom, 2,030 sqft

Residential on 0.14 Acres

Downtown, Drumheller, Alberta

Step into McVeigh Manner, a stunning home with Hallmark movie charm. This 3000 ft<sup>2</sup> residence blends 1920s aesthetic into 2020's convenience. Investors will love its turnkey Airbnb potential ready to captivate guests with its exquisite furnished interior. Located near the world's largest dinosaur splash park, and downtown shopping district this corner lot oasis, boasts 9 foot ceilings, hardwood floors, a gourmet kitchen, crown molding, and historical charm. The allure continues outside, where a partially covered deck complete with tv invites you to unwind and enjoy the summer nights, a custom concrete patio, embellished with curbing and landscaping details that make the yard both beautiful and easy to maintain. This enchanting home boasts, three bedrooms and two bathrooms upstairs, presenting the opportunity to generate income, or raise the family upstairs while generating income from the downstairs suite, have an office, or run a business with state of the art highspeed wifi access. With its captivating ambience, historical charm and lucrative investment potential, this exceptional property is poised to capture the hearts of those seeking a blend of nostalgia and contemporary allure. Welcome to a world where time stand still, every moment is infused with the magic of bygone era, embellished by modern conveniences and only an hours drive to an international airport the possibilities here are endless.



Built in 1926

## Essential Information

MLS® #	A2211474
Price	\$519,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,030
Acres	0.14
Year Built	1926
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	315 3 Avenue E
Subdivision	Downtown
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y4

## Amenities

Utilities	Garbage Collection, High Speed Internet Available
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Brick Facing

Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Up To Grade

## Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 13th, 2025
Days on Market	64
Zoning	ND

## Listing Details

Listing Office	Century 21 Masters
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