

# \$445,000 - 701 Secondary 576 Highway, Drumheller

MLS® #A2207382

**\$445,000**

3 Bedroom, 2.00 Bathroom, 899 sqft

Residential on 6.20 Acres

North Drumheller, Drumheller, Alberta

If you are looking for work/ life balance and have an idea, This may be the perfect fit. Located at the Intersection of Hwy 56/9 and AB 576 There is a great amount of traffic that will notice your adventure. With 2+1 Bedrooms, 2 bathrooms, and a dry concrete basement that is sure to impress. With Central Air and lots of Natural light. Outside you'll find raised garden beds, a Pergola, Garden shed, 12x50 Store with power and natural gas, a Miners shack, small horse shelter for storage, a 24x30 heated detached garage, a 40x12 CN Office with warehouse, and 25x45 Pole Barn with shelving. Loads of parking and on 6.2 acres. (3 Acres is hill , own a piece of the Badlands ) Excellent Neighbours and located in the Town of Drumheller. Badlands District Zoning.

Built in 1950

## Essential Information

MLS® #	A2207382
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	899
Acres	6.20
Year Built	1950
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	701 Secondary 576 Highway
Subdivision	North Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y0

### Amenities

Parking Spaces	12
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 31st, 2025
Days on Market	21
Zoning	BD

### Listing Details

Listing Office	RE/MAX Now
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