

# \$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.

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	Attached Carport, Off Street

### Interior

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

### Exterior

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

### Additional Information

Date Listed	March 11th, 2025
Days on Market	161
Zoning	DT

### Listing Details

Listing Office

RE/MAX Now

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.