

# \$405,000 - 403 17 Street E, Drumheller

MLS® #A2211798

## \$405,000

5 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.21 Acres

Riverview Park, Drumheller, Alberta

Nestled in the heart of Drumheller a home perfect for first time home buyers or investors looking for exceptional revenue generating property for under 450k!! Situated in a community renowned for its rich history and proximity to the world-famous Royal Tyrrell Museum, this home sits on a massive 9000+ square foot lot with a large yard, double detached garage and full driveway with loads of parking!

The upstairs living room has beautiful floor to ceiling windows allowing for amazing light to come through. The renovated kitchen also has great windows further brightening up the fresh white cabinets even more! There are 3 bedrooms upstairs with the primary featuring a functional en suite. In the basement, there are 2 additional bedrooms and full bathroom along with another excellent living space. This home features loads of storage space both up and downstairs.

Located 6 minutes from downtown Drumheller, walking distance to the Red Deer River, across the road from Drumheller Valley Secondary School which features a tennis court and playground.

Built in 1963

## Essential Information

MLS® #

A2211798



|                |             |
|----------------|-------------|
| Price          | \$405,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,197       |
| Acres          | 0.21        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 403 17 Street E |
| Subdivision | Riverview Park  |
| City        | Drumheller      |
| County      | Drumheller      |
| Province    | Alberta         |
| Postal Code | T0J0Y5          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Crawl Space, Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle                        |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 63               |
| Zoning         | ND               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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