

# **\$487,000 - 1301 Secondary Highway 576, Drumheller**

MLS® #A2228072

**\$487,000**

4 Bedroom, 3.00 Bathroom, 1,271 sqft

Residential on 5.20 Acres

NONE, Drumheller, Alberta

Country Living within the Municipality of Drumheller just minutes from downtown nestled in the trees off the Verdant Valley highway. The perfect Hobby Farm awaits you.

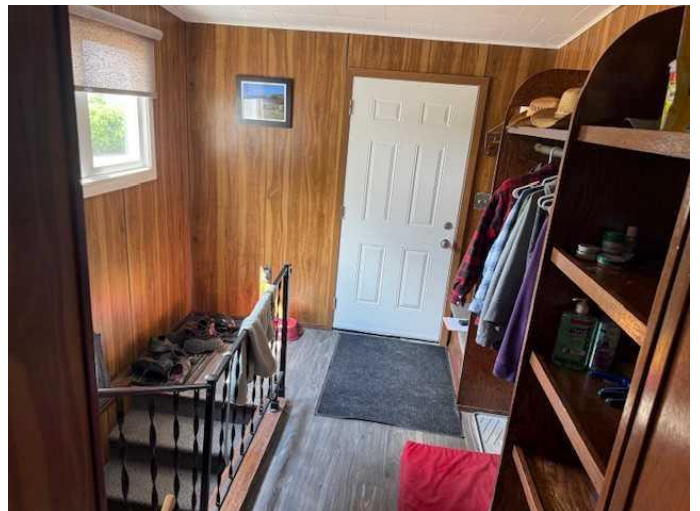
Come and check out this 1.5 story retro home situated on 5.2 acres. This home features 4 bedrooms and 2.5 bathrooms. Main floor Laundry, powder room, a cute cozy kitchen/dining area and an oversized living room with a gas fireplace. The upper level features two bedrooms with 2 built in single beds and built in drawers. In the basement you will find cold storage, a spare room and a family room, with another gas fireplace. The property features a barn, Quonset with concrete floor, tack room, animal shelters, corals and several outbuildings awaiting use/repurposing. Upgrades in the past two years include new vinyl windows, new furnace, pressure tank, pump and hot water tank. In 2002/2004, 50 year metal roof was put on the house, metal roof was put on the garage and the barn was tinned. There is a 4500 Gallon Cistern in the basement that is only partially filled and used for back up water supply. The property is on municipal water and garbage pick up. Don't wait book a showing today !!

Built in 1948

## **Essential Information**

MLS® #                   A2228072

Price                     \$487,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	5.20
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	1301 Secondary Highway 576
Subdivision	NONE
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y0

### Amenities

Parking Spaces	10
Parking	Double Garage Detached, Drive Through, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated Garage
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Awning(s), Fire Pit, Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Lawn, Low Maintenance Landscape, Many Trees, Private
Roof	Metal
Construction	Concrete, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	16
Zoning	RD

### **Listing Details**

Listing Office	RE/MAX Now
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