

# \$390,000 - 403 17 Street E, Drumheller

MLS® #A2211798

## \$390,000

5 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.21 Acres

Riverview Park, Drumheller, Alberta

**\*\* OPEN HOUSE ALERT!! FRIDAY, JUNE 27, 4:00 - 6:00 PM \*\*** Nestled in the heart of Drumheller a home perfect for first time home buyers or investors looking for exceptional revenue generating property for under 40k!! 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 updated kitchen also has great windows further brightening up the fresh white cabinets! 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	\$390,000
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, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### **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	84
Zoning	ND

**Listing Details**

Listing Office	eXp Realty
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