

# \$739,900 - 166 Railway Avenue, Drumheller

MLS® #A2202806

**\$739,900**

3 Bedroom, 4.00 Bathroom, 2,418 sqft

Residential on 1.00 Acres

Rosedale, Drumheller, Alberta

Blending Luxury, Comfort and Nature ! Nestled amongst mature trees and great neighbours. Custom 2 Storey Home thoughtfully designed with home office, powder room, formal dining, open concept kitchen with pantry, stainless appliance package and eat up island. The heart of the Home is certainly the Living room with gas fireplace with built in cabinets. Friends gather with Access to back deck with BBQ and fire pit area. Hardwood flooring throughout main. Upstairs a reading nook, 2 guest bedrooms and 4 pc bathroom. Stunning Primary suite with walk in closet, 5 pc ensuite and private balcony. This house keeps giving with a fully developed basement theatre room roughed , wet bar, flex area, 2 dens each with generous walk in closets, 4 pc bathroom, utility, storage, and laundry room. Central Air , Central Vac, Window coverings, upgraded light fixtures and Granite countertops throughout. Head out to the shop 28x30 radiant heat, half bath, workbench and floor drain. Projector ready to hang out and watch the game. Need more room ? There is a large shed, RV and Party parking. On Town water.

Built in 2010

## Essential Information

MLS® # A2202806

Price \$739,900

Bedrooms 3



|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,418                            |
| Acres          | 1.00                             |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 166 Railway Avenue |
| Subdivision | Rosedale           |
| City        | Drumheller         |
| County      | Drumheller         |
| Province    | Alberta            |
| Postal Code | T0J0Y9             |

### Amenities

|              |  |
|--------------|--|
| Parking      | Off Street, Additional Parking, Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Workshop in Garage |
| # of Garages | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Soaking Tub, Vinyl Windows, Granite Counters, Recessed Lighting |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Stove  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Gas, Mantle  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard, Balcony                                       |
| Lot Description   | Low Maintenance Landscape, Many Trees, No Neighbours Behind, Secluded |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | ICF Block   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 151              |
| Zoning         | CSD              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Now |
|----------------|------------|

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