

# \$429,900 - 701 Secondary 576 Highway, Drumheller

MLS® #A2207382

**\$429,900**

3 Bedroom, 2.00 Bathroom, 899 sqft

Residential on 6.20 Acres

North Drumheller, Drumheller, Alberta

If you are looking for work/ life balance and have an idea, This may be the perfect fit. Located at the Intersection of Hwy 56/9 and AB 576 There is a great amount of traffic that will notice your adventure. With 2+1 Bedrooms, 2 bathrooms, and a dry concrete basement that is sure to impress. With Central Air and lots of Natural light. Outside you'll find raised garden beds, a Pergola, Garden shed, 12x50 Store with power and natural gas, a Miners shack, small horse shelter for storage, a 24x30 heated detached garage, a 40x12 CN Office with warehouse, and 25x45 Pole Barn with shelving. Loads of parking and on 6.2 acres. (3 Acres is hill , own a piece of the Badlands ) Excellent Neighbours and located in the Town of Drumheller. Badlands District Zoning.

Built in 1950

## Essential Information

MLS® #	A2207382
Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	899
Acres	6.20
Year Built	1950
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	701 Secondary 576 Highway
Subdivision	North Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y0

### Amenities

Parking Spaces	12
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 31st, 2025
Days on Market	131
Zoning	BD

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.