

# \$139,900 - 41 2 Avenue N, Drumheller

MLS® #A2213190

**\$139,900**

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.14 Acres

Rosedale, Drumheller, Alberta

Welcome to Rosedale ! This one bedroom cottage style bungalow makes the perfect home, whether you are downsizing, first time home buying, relocating or looking to expand your real estate portfolio. Would make a good short term rental or 2nd home. Or Home occupation with good exposure right on Main Road. Upgrades include windows, siding, roof, mechanics and duct work, plumbing, and electrical, flooring and paint. Plenty of parking and quick possession available.

With NCD Zoning To provide opportunities for focused community activity that functions as the social and economic heart of a neighbourhood. Development supports a high-quality pedestrian experience and thriving small business environment. Buildings should be oriented towards the street, with the possibility to have residential uses located on upper floors and commercial uses at grade.

Built in 1927

## Essential Information

MLS® #	A2213190
Price	\$139,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.14



Year Built	1927
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	41 2 Avenue N
Subdivision	Rosedale
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y9

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Open Floorplan
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Crawl Space

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

### Additional Information

Date Listed	April 18th, 2025
Days on Market	23
Zoning	NCD

### Listing Details

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.