

# \$199,000 - 301 2nd Street E, Drumheller

MLS® #A2200596

**\$199,000**

2 Bedroom, 1.00 Bathroom, 660 sqft  
Residential on 0.07 Acres

Downtown Drumheller, Drumheller, Alberta

This cozy, fully-furnished 2-bedroom, 1-bathroom home is the perfect turn-key opportunity for first-time homebuyers, those seeking an Airbnb property, or anyone interested in a low-maintenance rental. Located in the heart of downtown Drumheller close to shops, restaurants, a new distillery, local brewery, the Badlands Community Facility and many great trails and paths. Offering comfort, style, and convenience, this home is ready to be lived in or rented out from day one! Open concept living with bright and airy living space with a comfortable sofa, two stylish occasional chairs and flat-screen TV, along with a dining table that seats four. Both bedrooms are fully furnished and tastefully decorated. Enjoy main floor laundry with your new stackable washer and dryer. Upgraded electrical with 100 Amp service. All furnishings and decor were purchased new in 2023. Drumheller is one of Alberta's most popular tourist spots, especially for those interested in paleontology, nature, and history. The Royal Tyrrell Museum is a world-class facility, attracting over 500,000 visitors each year. Don't miss out on this great opportunity located in the beautiful Badlands.

Built in 1925

## Essential Information

MLS® #	A2200596
Price	\$199,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	660
Acres	0.07
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	301 2nd Street E
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y3

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame, Wood Siding
Foundation	Combination

### **Additional Information**

Date Listed March 9th, 2025

Days on Market 3

Zoning DT

## Listing Details

Listing Office Royal LePage Wildrose Real Estate-Drumheller

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