

# \$135,000 - 25 Riverside Drive E, Drumheller

MLS® #A2247263

**\$135,000**

2 Bedroom, 1.00 Bathroom, 774 sqft

Residential on 0.07 Acres

Downtown Drumheller, Drumheller, Alberta

Location, Location, Location ! Just steps from the Badlands Community Facility , library, Splash park, Hockey Arena, Worlds Largest Dinosaur and the valleys walking/Bike Trails, Theatre, Restaurants and Downtown Drumheller. With off street parking and fenced landscaped yard. and front porch. Inside the Home 2 nice sized bedrooms, 4pc bathroom, main floor laundry and Kitchen with dining area. While this home is very fit for habitation It is priced well to allow your personal touches.

With the Downtown Transitional Zoning To support an active, thriving, mixed-use downtown with high quality public spaces, successful businesses, pedestrian connectivity, and street-level activity. Development is characterized by a larger scale of mixed-use buildings than is possible elsewhere in the Valley. 24hrs Notice to view please



Built in 1920

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247263  |
| Price          | \$135,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 774       |
| Acres          | 0.07      |
| Year Built     | 1920      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25 Riverside Drive E |
| Subdivision | Downtown Drumheller  |
| City        | Drumheller           |
| County      | Drumheller           |
| Province    | Alberta              |
| Postal Code | T0J0Y4               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Partial, Crawl Space                       |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Mixed                            |
| Foundation        | Other                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 11               |
| Zoning         | DT               |

### Listing Details

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

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