

# \$200,000 - 725 2 Avenue W, Drumheller

MLS® #A2247658

## \$200,000

2 Bedroom, 1.00 Bathroom, 794 sqft

Residential on 0.08 Acres

Downtown, Drumheller, Alberta

Tastefully decorated, clean and meticulously maintained. With handpicked river rock borders, off street parking, amazing fenced yard with fire pit, patio with BBQ, raspberries and Perennials that thrive in the area. Inside the home features carpet free main floor, quaint kitchen with gas stove, dishwasher, bakers rack and pantry. 4 pc bathroom with storage and access to the good dry basement that has been braced and bricked and provides good storage. Main floor laundry with sink and more storage. Upstairs 2 bedrooms with closets, and a Juliet balcony for morning coffee or enjoying the evening with Big sky views. With smart thermostat, security and some furniture included makes an ease of transition and turn key ready. This Home is a short walk to Downtown Brewery, Theatre, Restaurants, and shopping. Mid October Possession Available !

Built in 1942

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247658  |
| Price          | \$200,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 794       |
| Acres          | 0.08      |
| Year Built     | 1942      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 725 2 Avenue W |
| Subdivision | Downtown       |
| City        | Drumheller     |
| County      | Drumheller     |
| Province    | Alberta        |
| Postal Code | T0J0Y3         |

### Amenities

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

### Interior

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

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 33                |
| Zoning         | ND                |

### Listing Details

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

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