

# \$315,000 - 411 11 Street E, Drumheller

MLS® #A2246414

**\$315,000**

2 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.22 Acres

Riverview Park, Drumheller, Alberta

**\*\*\*SPACIOUS RIVERSIDE BUNGALOW  
FEATURING NUMEROUS UPGRADES ON A  
BEAUTIFUL 9,360SQFT FENCED LOT\*\*\***

Just move in and enjoy this immaculate 1,176sqft RIVERSIDE home!!! Some features of this partially renovated bungalow include 2 bedrooms on the main floor plus a 3rd which was converted to convenient main floor laundry with 2nd bathroom on the main level (2pce), 3 bathrooms, bright kitchen with plenty of cabinet space, spacious living room and dining room showcasing 3/4 inch hardwood flooring, some other features include upgraded, vinyl siding, soffit, fascia, eavestrough, shingles, windows highlighted by custom blinds primarily electronic/remote controlled, high efficient furnace, oversized hot water tank, central air conditioner, knock down stipple ceilings and brand new paint throughout the main floor, partially developed basement and single car garage!!! All in spectacular RIVERSIDE one of Drumheller's most highly desired areas on a beautifully landscaped 78 x 120ft scenic lot with relaxing patio, fruit trees and loads of room for your garden!!! **\*\*\*WALKING DISTANCE TO SCHOOLS, PARKS, NATURE TRAILS PLUS THE DOWNTOWN CORE AND ALL THE AMENITIES IT HAS TO OFFER\*\*\***

Built in 1959

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2246414    |
| Price          | \$315,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,176       |
| Acres          | 0.22        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 411 11 Street E |
| Subdivision | Riverview Park  |
| City        | Drumheller      |
| County      | Drumheller      |
| Province    | Alberta         |
| Postal Code | T0J 0Y5         |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Front Drive, Off Street, On Street, Single Garage Detached |
| # of Garages   | 1                                                          |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Central Vacuum, Pantry, Vinyl Windows             |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | High Efficiency, Forced Air, Natural Gas          |
| Cooling           | Central Air                                       |
| Has Basement      | Yes                                               |
| Basement          | Full, Partially Finished                          |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 1                |
| Zoning         | ND               |

### **Listing Details**

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate-Drumheller |
|----------------|----------------------------------------------|

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