

**1605 4 Avenue SW Drumheller, AB T0J0Y1**

**Residential  
Incomplete**

**A2043339**

**DOM:** 0

**CDOM:**

**LP:** \$437,000.00

**OP:**



<b>Class:</b>	Detached	<b>City:</b>	Drumheller
<b>County:</b>	Drumheller	<b>Subdivision:</b>	Newcastle
<b>Type:</b>	House	<b>Ttl Beds:</b>	4
<b>Levels:</b>	One	<b>F/H Bth:</b>	3/0
<b>Year Built:</b>	2019	<b>RMS SQFT:</b>	1,841.18
<b>LINC#:</b>	<a href="#">0017527632</a>	<b>LP/SF:</b>	\$237.35
<b>Arch Style:</b>	Bungalow	<b>Suite:</b>	No
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	10500 SqFt
<b>Lot Dim:</b>		<b>Lot Depth:</b>	70.00 M 229.67'
<b>Front Length:</b>	21.33M 70`0"	<b>Lot:</b>	1
<b>Legal Pln:</b>	4790DO	<b>Blk:</b>	13
<b>Blk:</b>	13	<b>Condo:</b>	No
<b>Zoning:</b>	ND	<b>Tax Amt/Yr:</b>	\$1,329.00/2021
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	N
<b>Restrict:</b>	None Known		

**Public Remarks:** If you are a ready-to-act buyer, buckle-up because your anticipation is getting ready to surge into the 'red zone'. At last, here is a home that hits the jackpot on all key ingredients in the amazing quiet community of Newcastle—The location on a family friendly street and the move-in ready Fully Renovated Fully Finished home with an Oversized Double Garage and private backyard on a ¼ of an acre overlooking the views of the Hoodoos. The current owner spent heavily to orchestrate this residence. No attention to detail was left out. This Bungalow is spectacular with 4 bedrooms 3 bathrooms and over 1800 square feet of fully finished space. A chef's kitchen with a 16-foot quartz island for entertaining family and friends or gather outside on a huge patio with fire pit. Custom Designed to stay warm in the winter and cool in the summer with low-cost utilities. New Pellet Stove in the family room to cozy up on a cold winter evening. Anyone can buy a house, but only a place this special deserves to be called home. Are you ready to start your new life in this peaceful paradise? Come see it today!. **ADDITIONAL HIGHLIGHTS AND IMPROVEMENTS:** Completely Fenced, Low Maintenance Stone and Mulch Landscaping, 18x27 Patio with Fireplace, 6x16 Front Deck, New Double Car Garage with Steel Roof, New Entrance Doors and Windows, New Steel Roof Trusses and Roof Vents on The House, New Vertical Siding on the House Garage and Shed, Outdoor Motion Sensor Lighting, RV Parking with 30amp RV Plug, Close to all Attractions – Park Hiking Trails Live Theater, Home of the World Class Dinosaur Museum, Double Wide Front Driveway, Heated Crawlspace Well Insulated, Rockwool Insulation throughout R60 Blown in Attic, 2 Wireless Blind Cameras, New Electrical Service 100amp including Panel Meter Base and Wiring, Vinyl Flooring Throughout, All Cabinets with Softcover Drawers and Doors, Ceramic Front Apron Sink, 5 LG Smart Appliances Gas Range and Dryer, Pellet Stove Heats up to 2000sqft, Energy Efficient Home Design with White Siding and Roof for Lower Energy Cost, and so much more...

**Directions:**

**Rooms & Measurements**

	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	171.05	<b>Mtr2</b>	1,841.18	<b>SqFt</b>
<b>Baths:</b>	0	2	0	0	0	<b>Bed Abv:</b> 4	<b>Total AG:</b>	171.05	<b>Mtr2</b>	1,841.18	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	<b>Rms Abv:</b> 7					

**Garage Dims (L x W):** 0`0" x 0`0"

**Property Information**

<b>Basement:</b>	None	<b>Lndry Feat:</b>	Laundry Room
<b>Heating:</b>	Forced Air, Natural Gas, Pellet Stove	<b>Cooling:</b>	None
<b>Construction:</b>	Aluminum Siding	<b>Fireplaces:</b>	1/Pellet Stove
<b>Foundation:</b>	Perimeter Wall, Piling(s), Poured Concrete, See Remarks	<b>Flooring:</b>	Vinyl
<b>Exterior Feat:</b>	Fire Pit, RV Hookup	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Metal	<b>Balcony:</b>	Deck, Front Porch
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Double Garage Attached <b>Total:</b> 2		
<b>Features:</b>	Beamed Ceilings, Bookcases, Breakfast Bar		
<b>Comm Feature:</b>	Park, Playground, Sidewalks, Street Lights		
<b>Lot Features:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Views		
<b>Goods Include:</b>	cabinets in the kitchen and pantry		
<b>Appliances:</b>	Dishwasher, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer		
<b>Other Equip:</b>	Ceiling Fan(s)		
<b>Goods Exclude:</b>	None		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>		
3pc Bathroom	Main	8`8" x 8`9"	2.64M x 2.67M	3pc Bathroom	Main	5`0" x 11`0"	1.52M x 3.35M
5pc Ensuite bath	Main	13`4" x 9`9"	4.06M x 2.97M	Bedrm	Main	12`1" x 15`1"	3.68M x 4.60M
Bedrm	Main	12`7" x 8`11"	3.83M x 2.72M	Bedrm	Main	8`8" x 9`3"	2.64M x 2.82M
Dining	Main	13`4" x 7`8"	4.06M x 2.34M	Kitchen	Main	12`7" x 21`7"	3.83M x 6.58M
Laundry	Main	7`2" x 10`11"	2.19M x 3.33M	Living	Main	13`4" x 19`9"	4.06M x 6.02M
Primary Bed	Main	13`4" x 13`10"	4.06M x 4.22M				

**Agent & Office Information**

**List REALTOR®:** [Mike Abou Daher](#) [team@mikeaboudaher.com](mailto:team@mikeaboudaher.com)

**Phone:** [403-809-9386](tel:403-809-9386)

**List Firm:** [REAL BROKER](#) **Phone:** [855-623-6900](#)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386 **List Date:** 04/26/2023  
**Comm:** 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 08/25/2023  
**LB Type/Info:** See Remarks/ **With Dt:**  
**Owner Name:** McLean **Ownership:** Private  
**Occupancy:** Owner **Exclusion:** No **SRR:** No  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

**Printed Date:** 04/26/2023 12:36:55 PM

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