

1605 4 Avenue SW Drumheller, AB T0J0Y1

**Residential
Incomplete**

A2191653

DOM: 0 **LP:** \$579,900.00
CDOM: **OP:**



Class: Detached **City:** Drumheller
County: Drumheller **Subdivision:** Newcastle
Type: House **Ttl Beds:** 4
Levels: One **F/H Bth:** 3/0
Year Built: 2019 **RMS SQFT:** 1,841.18
LINC#: [0017527632](#) **LP/SF:** \$314.96
Arch Style: Bungalow **Suite:** No
Possession: Negotiable
Lot Dim: **Lot Size:** 10500 SF|975.47 SM
Front Length: 21.33M 70' 0" **Lot Depth:** 70.00 M 229.67'
Legal Pln: 4790DO **Blk:** 13 **Lot:** 1 **Condo:** No
Zoning: ND **Tax Amt/Yr:** \$2,443.79/2024
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** N
Restrict: None Known

Public Remarks: *** Make the move and get far more value for your money, property taxes a fraction of the Calgary market, custom features that make this house more energy efficient, saving even more of your hard-earned money. See more recent renovations in the living room and kitchen (photos). A new rough cut wood feature wall and the newest 2024 most popular paint colours and a new dining area light fixture. Additional new kitchen cabinets, 24 sq. Ft of addition storage space with custom wooden countertops and matching window frame shelves to house your plants and ripen your tomatoes from the homes own garden. *** 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. 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. Moreover, this property presents an incredible Airbnb opportunity due to the large number of tourists that visit every year. 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 Softclose 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

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

Garage Dims (L x W): 21`7" x 24`4"

Property Information

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

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
3pc Bathroom	Main	8`8" x 8`9"	3pc Bathroom	Main	5`0" x 11`0"
5pc Ensuite bath	Main	13`4" x 9`9"	Bedrm	Main	12`1" x 15`1"
Bedrm	Main	12`7" x 8`11"	Bedrm	Main	8`8" x 9`3"
Dining	Main	13`4" x 7`8"	Kitchen	Main	12`7" x 21`7"
Laundry	Main	7`2" x 10`11"	Living	Main	13`4" x 19`9"
Primary Bed	Main	13`4" x 13`10"			

Agent & Office Information

List Agent: [Mike Abou Daher](#) team@mikeaboudaher.com
List Firm: [Real Broker](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime

Phone: [403-809-9386](#)
Phone: [855-623-6900](#)
Firm Fax:

Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: None/
Owner Name: McLean
Occupancy: Owner
Member Rmks:

List Date: 02/01/2025
Expiry Dt: 08/31/2025
With Dt:
Dower Rt:
SRR: No

Ownership: Private
Exclusion: No

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).