

1605 4 Avenue SW Drumheller, AB T0J0Y1

**Residential
Incomplete**

[A2287154](#)



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:	1977	RMS SQFT:	1,841.18
LINC#:	0017527632	LP/SF:	\$314.96
Arch Style:	Bungalow	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
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
Zoning:	ND	Tax Amt/Yr:	\$2,443.79/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	N
Restrict:	None Known		

Public Remarks: Set on a massive 10,500 sq. ft. estate-style lot in Newcastle, this fully finished bungalow offers rare space, utility, and long-term value in the heart of Drumheller. At approximately 1,840 sq. ft. above grade, this single-level home provides comfortable, functional living with the convenience today's buyers are prioritizing, no stairs required. The property features an oversized 22x24 double garage, RV parking with 30-amp hookup, dual driveways, and room for tools, toys, trailers, or a home-based setup. For buyers relocating from larger centres, this is an opportunity to trade density for space, enjoy a 1/4-acre residential lot, privacy, and secure storage while remaining minutes from town amenities and tourism landmarks. Inside, recent renovations blend warmth and modern utility. The kitchen features extended custom cabinetry, quartz peninsula workspace, soft-close drawers, ceramic apron-front sink, and updated LG appliances. The living space showcases upgraded finishes, new flooring, fresh paint, and a distinctive wood feature wall. The primary suite includes a whirlpool tub, tiled shower with seating, and double vanity. In total, the home offers 4 bedrooms and 3 bathrooms, providing flexibility for families, guests, or work-from-home needs. Efficiency and durability are standout features: Steel roofing on both home and garage. Rockwool insulation & R60 attic insulation. Pellet stove heating up to 2,000 sq. ft. New electrical panel & wiring. Heated, insulated crawlspace. New doors & windows. Outdoor living is equally impressive with multiple deck areas, an 18x27 patio with fire pit, gazebo lounge space, established apple trees and berry bushes, and a fully fenced yard designed for low maintenance. Backing near the world-recognized Passion Play site and just minutes to trails, parks, live theatre, and the Royal Tyrrell Museum, this property blends lifestyle, land value, and long-term usability. For buyers seeking lot size, garage capacity, and functional space at a price point rarely found in larger centres, this is a compelling opportunity. Book your private viewing today.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P	Main:	171.05	Mtr2	1,841.18	SqFt
Baths:	0	0	2	0	0	0	Bed Abv:	4	Total AG:	171.05	Mtr2
EnSt Bth:	0	0	0	0	1	0	Rms Abv:	7		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	Patio/Porch:	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"	Bedroom	Main	12`1" x 15`1"
Bedroom	Main	12`7" x 8`11"	Bedroom	Main	8`8" x 9`3"
Dining Room	Main	13`4" x 7`8"	Kitchen	Main	12`7" x 21`7"
Laundry	Main	7`2" x 10`11"	Living Room	Main	13`4" x 19`9"
Bedroom - Primary	Main	13`4" x 13`10"			4.06M x 6.02M

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	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:	02/19/2026
Comm:	3.5% on the first 100k, 1.5% on the balance	Expiry Dt:	08/18/2026
LB Type/Info:	Other/	With Dt:	

Owner Name: McLean
Occupancy: Owner
Member Rmks:

Ownership: Private
Exclusion: No

Dower Rt:
SRR: No

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