

# \$314,900 - 401 9 Avenue Se, Drumheller

MLS® #A2220360

**\$314,900**

5 Bedroom, 2.00 Bathroom, 1,371 sqft

Residential on 0.17 Acres

Huntington, Drumheller, Alberta

Welcome to your new (fully loaded with upgrades) home in the heart of the stunning Drumheller Valley! This charming and exceptionally well cared for character home offers the perfect blend of comfort, space, and small-town charm, nestled in a quiet, family-friendly neighbourhood just minutes from downtown Drumheller and the world-famous Royal Tyrrell Museum. Step inside to a warm and inviting interior featuring FIVE spacious bedrooms, two full bathrooms, and a functional layout ideal for both growing families and investors looking to expand their portfolios (double rear entries offers options for sectional renovations/redevelopment). The bright and inviting living spaces are filled with natural light, while the kitchen offers plenty of storage and counter space – perfect for entertaining or enjoying a quiet morning coffee. The basement is fully developed as well with storage and laundry conveniently nestled away from the main and upper levels. Outside, you'll love the generous lot size ready for your personal touch with a private yard, mature trees, covered rear porch, treehouse, outdoor storage shed, and room for gardening, relaxing, or summer barbecues (gas hook up). A double detached heated garage, gravel front drive and ample additional parking add to the property's convenience and value. That said, don't forget to bring your motor home with you or invite your friends with motorhomes to come visit as this property also has RV parking, electrical and access to sani dumping all on



site! Whether you're looking for your first home, an investment property, or a place to settle down, this house has something for everyone and is completely move in ready for you without the worries of "character home" work needing to be completed. There is a long list of big ticket items and upgrades that have been completed on this home as well which means you won't have to worry about maintenance or expensive repairs any time in the near future. Upgrades in the last 3 years consist of (but aren't limited to): New roof, new hot water tank, plumbing, electrical upgraded beyond code requirements, new appliances, exterior work, interior renovations including certain flooring, painting, fixtures, etc, and beyond so much more (full list available on request)! Donâ€™t miss this opportunity to own a piece of Drumhellerâ€™s welcoming community, roaring history and natural beauty. View TODAY & move in before summer!

Built in 1930

**Essential Information**

MLS® #	A2220360
Price	\$314,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,371
Acres	0.17
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	401 9 Avenue Se
Subdivision	Huntington

City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y6

### **Amenities**

Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Rear, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Off Street, On Street, Oversized, Parking Pad, RV Access/Parking, Gravel Driveway, Plug-In
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Master Downstairs, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garden, Playground, Private Yard, Storage, Dock, RV Hookup
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Lawn, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	6
Zoning	ND

### **Listing Details**

Listing Office	CIR Realty
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