

# \$519,000 - 1230 1 Avenue Nw, Drumheller

MLS® #A2254327

**\$519,000**

5 Bedroom, 4.00 Bathroom, 1,699 sqft  
Residential on 0.19 Acres

Midland, Drumheller, Alberta

Located in a quiet cul-de-sac in lower Midland, this comfortable and well-kept 2-storey home in Marshall Estates is a great fit for families. With St. Anthony's K-12 School, playgrounds, the Red Deer River, and walking/biking trails all nearby, it's a great spot for both convenience and outdoor fun.

Inside, the main floor is bright and open, thanks to the large windows that let in lots of natural light. The kitchen is well laid out with newer appliances, a big pantry for extra storage, and handy under-cabinet lighting. You'll also find main floor laundry here, making everyday chores a little easier.

Upstairs, there are three bedrooms, including a good-sized primary bedroom with big windows, a walk-in closet, and a roomy ensuite that includes double sinks—perfect for sharing.

The fully finished basement adds even more space with two more bedrooms, another bathroom, and a family room that's great for relaxing or letting the kids hang out.

Outside, enjoy a large pie-shaped lot that's tailor-made for family fun and entertaining. Relax on the covered deck or soak in the hot tub, there is also ample space for kids to play or host summer gatherings.

Don't miss your chance to own this



exceptional family home in a peaceful,  
family-friendly neighborhood with excellent  
amenities just steps away!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254327    |
| Price          | \$519,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,699       |
| Acres          | 0.19        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1230 1 Avenue Nw |
| Subdivision | Midland          |
| City        | Drumheller       |
| County      | Drumheller       |
| Province    | Alberta          |
| Postal Code | T0J 0Y1          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Alley Access, Double Garage Attached, Driveway, RV Access/Parking |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Ceiling Fan(s), No Smoking Home, Pantry, Vaulted Ceiling(s)                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                       |
| Foundation        | Block                                                                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 61                  |
| Zoning         | ND                  |

## Listing Details

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

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