

# \$750,000 - 166 Railway Avenue, Drumheller

MLS® #A2202806

## \$750,000

3 Bedroom, 4.00 Bathroom, 2,418 sqft  
Residential on 1.00 Acres

Rosedale, Drumheller, Alberta

Blending Luxury, Comfort and Nature ! Nestled amongst mature trees and great neighbours. Custom 2 Storey Home thoughtfully designed with home office, powder room, formal dining, open concept kitchen with pantry, stainless appliance package and eat up island. The heart of the Home is certainly the Living room with gas fireplace with built in cabinets. Friends gather with Access to back deck with BBQ and fire pit area. Hardwood flooring throughout main. Upstairs a reading nook, 2 guest bedrooms and 4 pc bathroom. Stunning Primary suite with walk in closet, 5 pc ensuite and private balcony. This house keeps giving with a fully developed basement theatre room roughed , wet bar, flex area, 2 dens each with generous walk in closets, 4 pc bathroom, utility, storage, and laundry room. Central Air , Central Vac, Window coverings, upgraded light fixtures and Granite countertops throughout. Head out to the shop 28x30 radiant heat, half bath, workbench and floor drain. Projector ready to hang out and watch the game. Need more room ? There is a large shed, RV and Party parking. On Town water.

Built in 2010

## Essential Information

MLS® #	A2202806
Price	\$750,000
Bedrooms	3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,418
Acres	1.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	166 Railway Avenue
Subdivision	Rosedale
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y9

### Amenities

Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, RV Access/Parking, Workshop in Garage, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Recessed Lighting, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Low Maintenance Landscape, Many Trees, No Neighbours Behind, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	16
Zoning	CSD

### **Listing Details**

Listing Office	RE/MAX Now
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.