

# \$199,900 - 443 Mabbott Road, Drumheller

MLS® #A2181892

**\$199,900**

2 Bedroom, 1.00 Bathroom, 998 sqft

Residential on 0.41 Acres

Rosedale, Drumheller, Alberta

Step into 443 Mabbott Road, an UPDATED BUNGALOW that radiates WARMTH, CHARACTER, + TIMELESS appeal. This 2-Bedroom, 1-Bathroom HOME offers a perfect balance of VINTAGE CHARM, + MODERN CONVENIENCE, ideal for those who value COMFORT on a .41 ACRE LOT!!! With 997.53 sq. ft. of living space on the main level, this Bungalow is thoughtfully designed for Families, Couples, or anyone looking to SIMPLIFY. The ARCHITECTURAL details such as Arched Doorways/Windows, + French Doors give it CHARACTER. The New Screen door INVITES you into the Kitchen, which is the 'HEART of the HOME' with GORGEOUS Modern Cabinetry including STORAGE/PANTRY, SS Appliances, QUARTZ Countertops, + Glass Tiled Backsplash. A WOOD-BURNING STOVE creates a COZY AMBIANCE to the main Living Room area, making it a perfect RELAXING spot after a long day or for having Movie/Game Nights. A New Patio Door makes it easy to head out to the Decks to ENJOY the AMAZING VIEWS. There is plenty of room for ENTERTAINING FAMILY, + FRIENDS. The HOME's WELCOMING layout invites you to settle in. A Dining Room accommodates a large table where LOVED ONES gather around, sharing LAUGHTER + MEMORIES. A 4 pc Bathroom with a Soaker Tub to escape the Hustle 'n Bustle of everyday life. The Primary Bedroom is a true RETREAT with a built-in bench beneath the window, offering a



peaceful nook for reading, relaxation, or simply enjoying the view. The Second Bedroom is equally INVITING + VERSATILE, ready to adapt to your needs as a guest room or home office. Each room has been crafted with an eye for FUNCTIONALITY, making it easy to imagine yourself settling in. This HOME's undeveloped Basement adds STORAGE space, a BRAND-NEW FURNACE (95% efficiency-Dec 2024), a New Electrical Panel, some NEW Plumbing Fixtures, + plenty of potential for future EXPANSION to grow as your needs change. The septic system is town water and is pumped out once a month; no septic field. The property's expansive 0.41-acre lot is designed to help you make the most of the Drumheller landscape. This Lot needs a bit of LOVE + CARE to make it your DREAM Backyard. With a Good-Sized garage (beside an old Miner's cabin - lots of history here!), Versatile Shop, + Generous Shed. There's ample space for STORAGE, HOBBIES, + PROJECTS. This HOME has had a complete reno, including Drywalled, Tongue/Groove 3' Plywood, + taking down trees that were dying. The Deck + Patio provide wonderful spaces to UNWIND, offering SCENIC VIEWS + TRANQUILITY that's hard to beat. With a welcoming community, + a lifestyle that emphasizes PEACE, this bungalow is more than just a HOME—it's an opportunity. Take a bike ride along the paved pathways + see what this area provides. There are 10 virtual staging photos in this listing. Don't miss your chance to experience all that this GREAT property offers; Book your Viewing TODAY!!!

Built in 1952

**Essential Information**

MLS® #	A2181892
Price	\$199,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	998
Acres	0.41
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	443 Mabbott Road
Subdivision	Rosedale
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y9

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Additional Parking, Driveway, Front Drive, Off Street, On Street, Oversized, RV Access/Parking, Single Garage Detached, Workshop in Garage
# of Garages	1

### Interior

Interior Features	Closet Organizers, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Range Hood, Washer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Glass Doors, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding, Wood Siding
Foundation	Other

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	154
Zoning	(CSD)

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.