

# \$579,900 - 1605 4 Avenue Sw, Drumheller

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MLS® #A2191653

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,841 sqft

Residential on 0.24 Acres

Newcastle, Drumheller, Alberta

Looking to maximize your investment? This stunning fully finished bungalow offers more value for your money, with property taxes a fraction of Calgary's market and custom energy-efficient features that cut down utility costs—keeping more in your pocket. Step inside to discover recent renovations that elevate both style and functionality. The living room and kitchen have been upgraded with a rustic rough-cut wood feature wall, trendiest paint colors, and a modern dining area light fixture. The kitchen is a chef's dream, now boasting additional custom cabinetry with 24 sq. ft. of extra storage, elegant wooden countertops, and matching window-frame shelves—the perfect spot to house your plants or ripen fresh tomatoes from your own backyard garden.

**A Home That Checks Every Box**

If you're a ready-to-act buyer, buckle up—your anticipation is about to hit the red zone. This home hits the jackpot in the sought-after, quiet community of Newcastle. Situated on a family-friendly street, this move-in-ready bungalow sits on a ¼-acre lot, complete with an oversized double garage, a private backyard, and stunning views of the Hoodoos.

Inside, no detail has been overlooked. Offering 4 bedrooms, 3 bathrooms, and over 1,800 sq. ft. of finished space, this home was custom-designed for comfort year-round. Stay warm in winter and cool in summer with low-cost utilities, featuring Rockwool insulation



and R60 blown-in attic insulation. Cozy up in the family room with the new pellet stove, heating up to 2,000 sq. ft. on chilly nights.

#### An Incredible Airbnb Opportunity

With a high volume of tourists year-round, this property offers strong potential as an Airbnb investment—whether as a primary residence or income-generating rental.

#### Outdoor Living at Its Finest

Entertain guests on the expansive 18x27 patio, complete with a fire pit, or sip your morning coffee on the 6x16 front deck.

There’s even RV parking with a 30-amp hookup for added convenience.

#### Upgrades & Highlights:

Energy-Efficient Upgrades: White siding & steel roofing for lower energy costs.

New Double Garage: Steel roof & vertical siding for durability.

New Entrance Doors & Windows.

Fully Fenced with Low-Maintenance

Landscaping: Stone & mulch yard.

New Electrical System: 100-amp panel, meter base, and wiring.

Luxury Kitchen Upgrades: Ceramic apron-front sink, soft-close cabinets & drawers, 5 LG smart appliances, a 7cu.Ft chest freezer and a microwave.

Outdoor Motion Sensor Lighting for security.

Heated & Well-Insulated Crawlpace.

All this, and you’re just minutes from parks, hiking trails, live theatre, and the world-class Dinosaur Museum.

This isn’t just a house—it’s a lifestyle upgrade. Book your showing today and experience this peaceful paradise firsthand!



Built in 2019

#### Essential Information

MLS® # A2191653

Price \$579,900

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,841
Acres	0.24
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1605 4 Avenue Sw
Subdivision	Newcastle
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y1

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Over
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Bo
Appliances	Dishwasher, Gas Stove, Washer/Dryer, Freezer
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Basement	None

### Exterior

Exterior Features	Fire Pit, RV Hookup
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Views
Roof	Metal



Construction	Aluminum Siding
Foundation	Poured Concrete, See Remarks, Perimeter Wall, Piling(s)

**Additional Information**

Date Listed	February 1st, 2025
Days on Market	75
Zoning	ND

**Listing Details**

Listing Office	Real Broker
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