

# \$329,900 - 808 Birchwood Close, Drumheller

MLS® #A2248769

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.07 Acres

Bankview, Drumheller, Alberta

Welcome home! This charming two-storey offers 3 bedrooms, 1.5 bathrooms, and a bright eat-in kitchen—perfect for everyday living and family gatherings. Ideally located near playgrounds, bus stops, and just a quick commute to anywhere you need to be, convenience is at your doorstep. With plenty of space to grow, this home is a fantastic fit for first-time buyers, young families, or anyone looking for comfort and practicality in a great location.

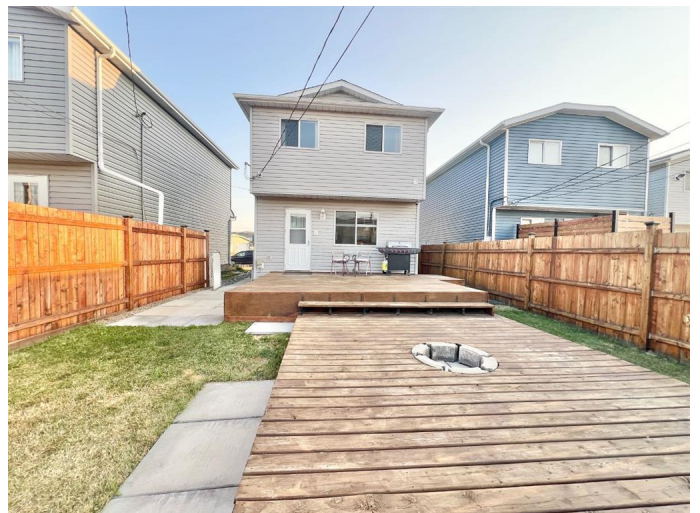
Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248769    |
| Price          | \$329,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,147       |
| Acres          | 0.07        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

Address 808 Birchwood Close



|             |            |
|-------------|------------|
| Subdivision | Bankview   |
| City        | Drumheller |
| County      | Drumheller |
| Province    | Alberta    |
| Postal Code | T0J0Y6     |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Parkade |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Playground                       |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 71                  |
| Zoning         | ND                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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