

# \$625,000 - 25 Garden Way, Drumheller

MLS® #A2092434

**\$625,000**

2 Bedroom, 3.00 Bathroom, 1,074 sqft  
Residential on 0.00 Acres

Riverview Park, Drumheller, Alberta

This southwest facing unit offers great views of the badlands. This unit has just been completed and you do not want to miss out on this great opportunity to buy in this 55+ community. This is the last fourplex to be built within the community and your chance for luxurious maintenance free living is now. This is a 2 bedroom unit complete with a very generous size master bedroom with a large walk in shower and a walk in closet to complete this area. The main floor boasts a large kitchen living room concept along with a 2 piece bathroom and laundry facilities. The basement has another bedroom and a den area along with a bright open living room area that walks out to a covered lower patio area. A 3 piece bathroom with a tub shower is located just off the living room in the basement for your convenience as well. There is also plenty of storage in the basement for those extra items that you just cannot part with. Call today for your private showing.

Built in 2024

## Essential Information

MLS® #	A2092434
Price	\$625,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,074
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	25 Garden Way
Subdivision	Riverview Park
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y5

### **Amenities**

Amenities	Gazebo, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, Microwave
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Courtyard
Lot Description	Standard Shaped Lot, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, ICF Block

### **Additional Information**

Date Listed	November 28th, 2023
Days on Market	470
Zoning	ND
HOA Fees	150
HOA Fees Freq.	MON

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.