

# \$575,000 - 22 Garden Way, Drumheller

MLS® #A2092354

## \$575,000

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

Riverview Park, Drumheller, Alberta

This south facing unit in a 55+ community offers great views of the badlands. This unit is at the drywall stage and the potential buyer could pick all the finishing's for their new unit. 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. 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® #	A2092354
Price	\$575,000
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	22 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	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, High Efficiency, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **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

### **Additional Information**

Date Listed November 28th, 2023  
Days on Market 513  
Zoning ND  
HOA Fees 150  
HOA Fees Freq. MON

### **Listing Details**

Listing Office Royal LePage Wildrose Real Estate



Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. 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.