

# \$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 | 494                 |
| Zoning         | ND                  |
| HOA Fees       | 150                 |
| HOA Fees Freq. | MON                 |

### **Listing Details**

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

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