

# **\$394,900 - 12 Garden Way, Drumheller**

MLS® #A2227780

**\$394,900**

2 Bedroom, 3.00 Bathroom, 1,022 sqft

Residential on 0.06 Acres

Riverview Park, Drumheller, Alberta

Welcome home. Everything you need is here and at a price that can't be beat! The beauty of these units, is that the main floor has everything you need. Open the door to your spacious ceramic tile entrance with border details with huge closet. The guest bathroom also has a pocket door to your laundry room with tons of cabinets. In the kitchen, you'll find no shortage of storage with the corner pantry, tons of beautiful warm wood cabinetry, and stainless steel appliances. There is room for a dining table or pull up a stool at the bar top with tons of natural light via the skylight. There is a built in desk area as well. The living room features hardwood floors, a warm gas fireplace with marble like tile surround, and custom window coverings. The primary bedroom can easily fit a king sized bed, and it won't matter if you're a tub or shower type- because the bathroom has both! With a linen and walk in closet, there is all the storage you need. Downstairs, is another large family room with a door out to a shady patio, another bedroom, office/den, full bathroom and more storage. Other features include screen doors to allow fresh air to flow, a double car attached garage, central vac and jet tub. Maintenance fees are \$150 per month. And although this property will appeal to everyone, sorry folks...you have to be 55+ to live here.

Built in 2013

## **Essential Information**



MLS® #	A2227780
Price	\$394,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,022
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	12 Garden Way
Subdivision	Riverview Park
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y5

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	71
Zoning	ND

## Listing Details

Listing Office	Century 21 Masters
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