



GRASSROOTS
REALTY GROUP

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48 Willow Point Drumheller, Alberta

MLS # A2219072



\$448,000

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,281 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry		

Inclusions: No

Could be a quick possession Bring us an offer! Executive Living Meets Everyday Comfort in Willow Estates Step into style and ease in this beautifully designed bungalow nestled in the sought-after Willow Estates community. From the inviting front porch and professionally landscaped yard to the extra off-street parking, every detail has been thoughtfully considered.. come take a look & Move before school starts! Inside, soaring vaulted ceilings and a cozy gas fireplace set the tone for the bright, welcoming living space. The kitchen is a dream for entertainers and busy families alike, featuring stainless steel appliances, a corner pantry, and an eat-up island that brings everyone together. Step out to the covered back deck—complete with a gas hook-up for your grill—perfect for year-round outdoor dining. Three main-floor bedrooms offer flexibility for families, guests, or a home office. The primary bedroom includes a private ensuite, while a stylish four-piece bathroom serves the other two bedrooms. Downstairs, the fully finished basement opens up into a spacious family room that can easily be zoned for movie nights, a play area, or a home gym. Two more generous bedrooms and a third full bathroom make this level ideal for teens, extended family, or overnight guests. Outside, the fully fenced backyard is your private retreat, complete with mature trees, a patio, a firepit, and a shed for extra storage. Add in central air, an attached garage, and a location just steps from the walking trails and Red Deer River—and you’re not just buying a house, you’re upgrading your lifestyle. Homes in this neighbourhood go fast so come take a look before it’s too late.