



**12 Garden Way  
Drumheller, Alberta**

**MLS # A2276935**



**\$394,900**

<b>Division:</b>	Riverview Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

<b>Inclusions:</b>	as is
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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. You pull into the garage and you're home! No parkades, no elevators or long hallways. The front entry is spacious and easy to care for with ceramic tiles. The large closet can tuck away your coats as well as your guests'. There is a powder room with 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 shaded 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.