



GRASSROOTS
REALTY GROUP

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**12 Garden Way
Drumheller, Alberta**

MLS # A2276935



\$394,900

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

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

Inclusions: as is

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.