



**403, 280 Riverside Drive E
Drumheller, Alberta**

MLS # A2296176



\$350,000

Division:	Riverview Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,010 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	ND
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s)		

Inclusions: wall mounted ironing board

Top of the World! This top floor, corner unit, is the one you've been waiting for. Custom designed and never before on the market, this is a special home that exudes pride of ownership throughout. The spacious oak kitchen has an abundance of storage, tons of drawers, a built in pantry, and lots of counterspace. Whether you decide to eat at the counter or set up a dining table, there is plenty of room for both options. The living room features hardwood floors, a corner gas fireplace, and the vaulted ceiling and south facing windows ensure there is plenty of natural light. There is a den that can be used for crafting or as an office space, perhaps another lounging room? The laundry room has a new front load laundry team, built in storage and even a wall mounted ironing board. This apartment also has central vac and two a/c units for the living room and primary bedroom. Speaking of the primary bedroom, this is not your average room! There is a bay window which looks out down the river and valley. It's truly a spectacular place to sit and take in the beauty of where we live! The bedroom has ample room for your bedroom suite and there is a 3 pce ensuite with extra storage as well. This is a one of a kind apartment and is sure to impress. Call for your private tour of this home and the building. (55+ age restrictions are in place)