



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22 Garden Way
Drumheller, Alberta

MLS # A2092354



\$575,000

Division:	Riverview Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,074 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot, Underground Sprinklers		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Framing	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: BBQ gas connection on Deck

This south facing unit in a 55+ community offers great views of the badlands. This unit is at the drywall stage and the potential buyer could pick all the finishing's for their new unit. This is a 2 bedroom unit complete with a very generous size master bedroom with a large walk in shower and a walk in closet to complete this area. The main floor boasts a large kitchen living room concept along with a 2 piece bathroom and laundry facilities. The basement has another bedroom and a den area along with a bright open living room area that walks out to a covered lower patio area. There is also plenty of storage in the basement for those extra items that you just cannot part with. Call today for your private showing.