



GRASSROOTS
REALTY GROUP

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23 Garden Way
Drumheller, Alberta

MLS # A2092426



\$575,000

Division:	Riverview Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,013 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	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

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Beamed Ceilings, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Skylight(s)

Water: -

Sewer: -

Condo Fee: \$ 150

LLD: -

Zoning: ND

Utilities: -

Inclusions: N/A

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.