

# \$599,000 - 23 Garden Way, Drumheller

MLS® #A2092426

## \$599,000

1 Bedroom, 3.00 Bathroom, 1,013 sqft  
Residential on 0.00 Acres

Riverview Park, Drumheller, Alberta

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.

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2092426    |
| Price          | \$599,000   |
| Bedrooms       | 1           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,013       |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Bungalow, Side by Side |
| Status   | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 23 Garden Way  |
| Subdivision | Riverview Park |
| City        | Drumheller     |
| County      | Drumheller     |
| Province    | Alberta        |
| Postal Code | T0J 0Y5        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Gazebo, Snow Removal, Visitor Parking     |
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Skylight(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Washer/Dryer  |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard  |
| Lot Description   | Standard Shaped Lot, Underground Sprinklers                                |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete  |

### **Additional Information**

Date Listed November 28th, 2023  
Days on Market 499  
Zoning ND  
HOA Fees 150  
HOA Fees Freq. MON

### **Listing Details**

Listing Office Royal LePage Wildrose Real Es



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