

\$394,900 - 12 Garden Way, Drumheller

MLS® #A2227780

\$394,900

2 Bedroom, 3.00 Bathroom, 1,022 sqft

Residential on 0.06 Acres

Riverview Park, Drumheller, Alberta

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. Open the door to your spacious ceramic tile entrance with border details with huge closet. The guest bathroom also has 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 shady 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.

Built in 2013

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2227780 |
| Price | \$394,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,022 |
| Acres | 0.06 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 12 Garden Way |
| Subdivision | Riverview Park |
| City | Drumheller |
| County | Drumheller |
| Province | Alberta |
| Postal Code | T0J 0Y5 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum |
| Appliances | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 30 |
| Zoning | ND |

Listing Details

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|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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