

# \$480,000 - 42 Willow Point, Drumheller

MLS® #A2213001

**\$480,000**

6 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.14 Acres

Riverview Park, Drumheller, Alberta

Welcome home to this stunning 6 bedroom charmer, perfect for that growing family and loads of indoor and outdoor space for entertaining. Featuring a functional floorplan that boasts natural light throughout the home.. All that's required is your own personal touch. This home is move in ready and Includes an ensuite bathroom off the master, walk in closet, main floor bath, 3 bedrooms up, large eat in kitchen, with island, stainless steel appliance package for the chef in your family, built in pantry, large living room with a mesmerizing electric fireplace and hardwood flooring throughout the main floor. The basement features 9 ft ceilings, in-floor heating to keep you cozy on those cold winter nights, large family room and 3 bedrooms down. The attached heated garage is an added bonus as is the RV parking. Extras include all new windows and doors, trace heated gutters, fenced back yard, low maintenance landscape, hard top gazebo, natural gas BBQ. All this is only moments away from the park, schools, walking paths and shopping. Don't wait book your showing today !

Built in 2004

## Essential Information

MLS® #                      A2213001

Price                        \$480,000

Bedrooms                6



Bathrooms	3.00
Full Baths	3
Square Footage	1,462
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	42 Willow Point
Subdivision	Riverview Park
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y5

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Driveway, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed

Foundation	Poured Concrete
------------	-----------------

### **Additional Information**

Date Listed	April 17th, 2025
-------------	------------------

Days on Market	13
----------------	----

Zoning	ND
--------	----

### **Listing Details**

Listing Office	RE/MAX Now
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.