



GRASSROOTS

REALTY GROUP

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**22 Garden Way
Drumheller, Alberta**

MLS # A2293266



\$599,900

Division:	Riverview Park		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	Standard Shaped Lot, Underground Sprinklers		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding	Zoning:	ND
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Chandelier, Closet Organizers, French Door, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

22 Garden Way is offering condo fees paid for both 2026 and 2027, plus a \$10,000 property tax discount. Enjoy the comfort of low-maintenance living while taking advantage of substantial savings that make this exceptional home an even better value. Offer applies if purchased prior to August 31, 2026 with possession before September 30, 2026. Offer not to exceed \$15,000.00 in value

Welcome to easy living in the desirable Riverside Gardens 55+ community in Drumheller. This light-filled condo offers a bright, welcoming atmosphere with large windows that flood the home with natural light and thoughtful design throughout. The main floor features beautiful quartz countertops throughout, a spacious entry and wide staircases, and a functional layout designed for comfort and convenience. The large primary bedroom includes a walk-in closet and walk-in shower, creating a relaxing retreat. You’ll also appreciate the main floor laundry, making everyday chores simple, along with a convenient 2-piece powder room for guests. Step out from the living room to your deck, the perfect place to enjoy your morning coffee or unwind in the fresh air. The fully finished walk-out basement expands your living space with an additional bedroom, full bathroom, den, and a large family room that opens directly onto your patio, offering even more space to relax or entertain. Enjoy low-maintenance living with a monthly condo fee of \$150, which covers yard care and snow removal, so you can spend more time enjoying your home and community. This bright, comfortable condo offers the perfect blend of space, convenience, and carefree living in one of Drumheller’s welcoming adult communities.