



**24 Willow Point
Drumheller, Alberta**

MLS # A2308091



\$650,000

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|------------------|--|---------------|-------------------|
| Division: | Riverview Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,462 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, No Back Lar | | |

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|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | ND |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

TRULY IMMACULATE WITH BREATHTAKING RED DEER RIVER VALLEY VIEW Nestled in a quiet cul-de-sac and backing onto the scenic Red Deer River, this immaculate fully developed bi-level offers breathtaking panoramic views and an unbeatable setting for family living. Built in 2000 and meticulously maintained, this 1,461 sqft family home combines comfort, functionality, and stunning natural surroundings. The bright and spacious main floor features vaulted ceilings, large windows, and an inviting open-concept layout designed to maximize the incredible river views. The beautifully updated kitchen showcases granite countertops, a large island, walk-in pantry, stainless steel appliances, and flows seamlessly into the formal dining area — perfect for hosting family and friends. Relax in the stunning 3-season sunroom overlooking the river, or step out onto the rear deck to enjoy spectacular sunsets and peaceful scenery. The home offers 4 bedrooms total, including a generous primary retreat complete with a walk-in closet and 4-piece ensuite. Additional highlights include central air conditioning, central vacuum, main floor laundry plus additional basement laundry, an electric fireplace, underground sprinklers and attached double car heated garage all on a beautifully landscaped 6,261 sqft fenced lot. The fully developed basement is ideal for entertaining with large windows providing abundant natural light, luxury vinyl plank flooring, in-floor heat, a spacious family room, wet bar, and additional bedrooms for guests or growing families. Located just two blocks from Drumheller Valley Secondary School and surrounded by nature, this exceptional riverfront property offers the perfect combination of privacy, views, and everyday convenience.