



**809 Riverside Drive E
Drumheller, Alberta**

MLS # A2310945



\$460,000

Division:	Riverview Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,320 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Couch and Loveseat in basement and desk in office.

Situated on a large corner lot, this beautifully renovated 3-level split at 809 Riverside Drive East offers stunning views of the river and surrounding green space in one of the area's most desirable neighbourhoods. Enjoy an active outdoor lifestyle with nearby parks, schools, walking and biking trails, and outdoor pickleball courts all just steps away. The landscaped yard is designed for relaxing and entertaining, featuring a spacious deck, covered sitting area on a cement pad, and plenty of green space to enjoy. A double detached garage adds convenience and extra storage. Inside, this lovingly maintained home showcases thoughtful updates throughout. The bright, modern kitchen features quartz countertops, stylish cabinetry, and luxury vinyl plank flooring, while the bedrooms maintain the warmth and character of original hardwood floors. The home also offers two large, beautifully updated bathrooms and comfortable living spaces for the whole family. Downstairs, the cozy family room includes a unique hidden feature — a bookshelf that opens to reveal an oversized storage space, adding both charm and functionality. This is a rare opportunity to enjoy a move-in-ready home in an exceptional riverside location.