



**4 Willow Point
Drumheller, Alberta**

MLS # A2323987



\$559,967

Division:	Riverview_DRUM		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Central Vac with attachments as is, TV Wall Mounts, Garden Shed

Welcome to this beautifully maintained 4-bedroom bi-level home with an attached garage, perfectly situated on a premium lot backing directly onto the river and showcasing the breathtaking beauty of the picturesque badlands. The bright and inviting main floor features a spacious open-concept design, seamlessly connecting the kitchen, dining, and living areas—perfect for everyday living and entertaining. Two bedrooms are located on the main level, including a generous primary suite complete with a large walk-in closet and a private 4-piece ensuite. The fully developed lower level offers two additional bedrooms and a large family room, providing plenty of space for a growing family, guests, or a comfortable recreation area. Step outside to your private backyard retreat and take in the peaceful river views and stunning badlands scenery. Whether you're enjoying your morning coffee, entertaining on warm summer evenings, or simply relaxing, this incredible setting offers a rare combination of privacy and natural beauty. Complete with an attached garage and an exceptional location, this home blends comfort, functionality, and breathtaking surroundings. If you've been looking for a property with incredible views and room for the whole family, this one is not to be missed.