

# **\$695,000 - 1320 7 Avenue E, Drumheller**

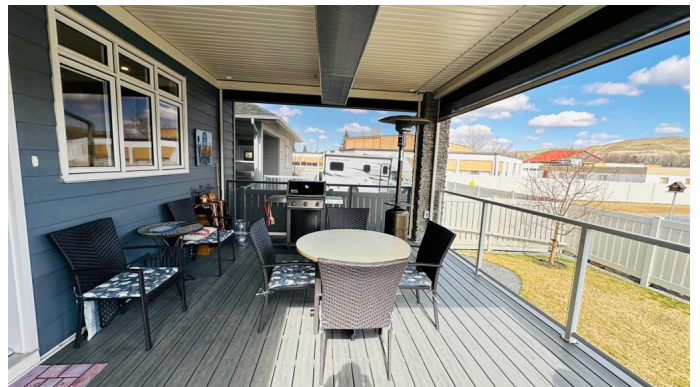
MLS® #A2212802

**\$695,000**

3 Bedroom, 3.00 Bathroom, 1,601 sqft  
Residential on 0.13 Acres

Riverview Park, Drumheller, Alberta

\*\*\*TRULY SPECTACULAR CUSTOM BUILT FULLY DEVELOPED BUNGALOW IN HIGHLY DESIRED RIVERSIDE ESTATES 55 PLUS SUBDIVISION\*\*\* If a low maintenance worry free lifestyle is what you're looking for, then look no further as you have found it in the fabulous new 55 plus subdivision of Riverside Estates!!! With the home owners association and monthly fee (\$150), your yearly yard maintenance and snow removal is all looked after!!! When it comes to this immaculate custom built 1,601 sqft bungalow, it might just be love at first sight!!! Built in 2017 this meticulously kept bungalow features 3 bedrooms total including stunning primary suite with gorgeous 5 pce ensuite featuring a walk in jetted tub/shower and large walk in closet, 2 1/2 bathrooms, spacious living room featuring stunning vinyl plank flooring, 9ft ceilings and electric fireplace plus an absolutely breathtaking kitchen showcasing quartz counter tops, large island and an abundance of cabinets and counter space, main floor laundry, central air, central vac, 8 appliances, fully developed basement with large family room and kitchen/wet bar ideal for entertaining family and friends and to top it all off an attached double car heated garage with beautiful polyaspartic finished floor!!! Outside you will be sure to enjoy your underground sprinkler system along with an amazing partially covered maintenance free rear deck featuring radiant heat, natural gas hook up and retractable electric screens to help you enjoy



your privacy and relaxation!!! All on a well landscaped 5,699 sqft fenced lot in very popular Riverside one of Drumheller's most highly desired locations, with park and gazebo in behind!!! \*\*\*With the home owners association this one of a kind subdivision gives you the freedom to enjoy the summers in the beautiful Drumheller valley and winters away if you so desire\*\*\*

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212802    |
| Price          | \$695,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,601       |
| Acres          | 0.13        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1320 7 Avenue E |
| Subdivision | Riverview Park  |
| City        | Drumheller      |
| County      | Drumheller      |
| Province    | Alberta         |
| Postal Code | T0J 0Y5         |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Snow Removal                                                   |
| Parking Spaces | 4                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, |

|              |                                              |
|--------------|----------------------------------------------|
|              | Garage Faces Front, Heated Garage, Insulated |
| # of Garages | 2                                            |

## Interior

|                   |                                                                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, See Remarks, Recessed Lighting, Solar Tube(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                             |
| Fireplaces        | Great Room, Electric, None                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                                                                                                |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprinklers, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Stone, Other                                                                                                      |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 50               |
| Zoning         | ND               |
| HOA Fees       | 150              |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate-Drumheller |
|----------------|----------------------------------------------|

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