

### 48 Willow Point Drumheller, Alberta

MLS # A2219072

# \$449,000



|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverview Park                    |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,281 sq.ft.                      | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 5                                 | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                          | <b>Zoning:</b>    | ND |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Pantry |                   |    |

**Inclusions:** No

Executive Living Meets Everyday Comfort in Willow Estates Step into style and ease in this beautifully designed bungalow nestled in the sought-after Willow Estates community. From the inviting front porch and professionally landscaped yard to the extra off-street parking, every detail has been thoughtfully considered.. come take a look & Move before school starts! Inside, soaring vaulted ceilings and a cozy gas fireplace set the tone for the bright, welcoming living space. The kitchen is a dream for entertainers and busy families alike, featuring stainless steel appliances, a corner pantry, and an eat-up island that brings everyone together. Step out to the covered back deck&mdash;complete with a gas hook-up for your grill&mdash;perfect for year-round outdoor dining. Three main-floor bedrooms offer flexibility for families, guests, or a home office. The primary bedroom includes a private ensuite, while a stylish four-piece bathroom serves the other two bedrooms. Downstairs, the fully finished basement opens up into a spacious family room that can easily be zoned for movie nights, a play area, or a home gym. Two more generous bedrooms and a third full bathroom make this level ideal for teens, extended family, or overnight guests. Outside, the fully fenced backyard is your private retreat, complete with mature trees, a patio, a firepit, and a shed for extra storage. Add in central air, an attached garage, and a location just steps from the walking trails and Red Deer River&mdash;and you&rsquo;re not just buying a house, you&rsquo;re upgrading your lifestyle. Homes in this neighbourhood go fast so come take a look before it&rsquo;s too late.