



GRASSROOTS
REALTY GROUP

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261 1 Avenue
Drumheller, Alberta

MLS # A2238601



\$259,900

Division:	East Coulee		
Type:	Residential/House		
Style:	Bungalow		
Size:	735 sq.ft.	Age:	1935 (90 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed, Firepit

With Stunning unobstructed views of the Canadian Badlands in EVERY direction. This Very Special property has been well maintained and lovingly cared for. With upgraded shingles maintaining the historical color. 100AMP Panel, and newer Drilled well (40 ft) Located with 4 inclusive lots, fenced with party parking for 6 vehicles, RV Parking with sewer hookup and access to energized plug. Firepit area and garden shed. Inside the Home you'll find Kitchen with ample cupboards, main floor laundry, 3pc bathroom, quaint living room, and 2 bedrooms. A separate studio space or 1 bedroom summer guest house with power that use to be a 1930s gambling house. The yard also has Large crab apple, miniature crab tree, rose bush, Lilac, Choke cherry and go-gi berry and rhubarb. East Coulee has so much to offer with music festivals, artists, pancake breakfasts, school museum and a relaxed laid back atmosphere. This Home would make a perfect Summer Cottage ,safe if you want to snowbird or a Fun AirBNB.