



GRASSROOTS
REALTY GROUP

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240 2 Avenue
Drumheller, Alberta

MLS # A2248073



\$125,000

Division:	East Coulee		
Type:	Residential/House		
Style:	Bungalow		
Size:	775 sq.ft.	Age:	1930 (95 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Crawl Space, Partial
Exterior:	Mixed
Foundation:	Other
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	ND
Utilities:	-

Inclusions: Fridge, stove, Window coverings, Table Chairs, Hutch, Night stand, Fire pit, Shed

Good Vibes in East Coulee ! This cottage style home features Living room with good Art and furniture placement, open dining room so friends can gather. Kitchen with ample space. 4 piece bathroom is almost complete but functioning, and a large Bedroom that could accommodate multiple beds for a bunk room style or spacious enough for all your stuff. There is a nook that would be a good fit for laundry. New 100AMP Electrical panel, new flooring, Fresh paint and ready for new owners. With a fenced front yard and a landscaped back yard with shed and fire pit. East coulee has a potable water station at the entrance.