



GRASSROOTS
REALTY GROUP

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253 2 Avenue
Drumheller, Alberta

MLS # A2250148



\$145,000

Division:	East Coulee		
Type:	Residential/House		
Style:	Bungalow		
Size:	486 sq.ft.	Age:	1952 (73 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Other	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: 2 kitchen bar stools, bathroom towel stand, over toilet stand, living room cabinet, 2 living room wall units

Tucked away in the peaceful community of East Coulee, this thoughtfully renovated home is the perfect retreat for summer getaways, a cozy year-round residence, or a comfortable downsizing option. With one bedroom and one full bathroom, this compact gem offers efficient and affordable living with low utility costs. Step inside to find modern upgrades, including OSB flooring throughout, soft-close kitchen cabinet drawers, LED lighting in both the kitchen and bathroom, and a convenient main-floor stacked washer/dryer. The fridge and stove, along with the hot water tank and water system, are just 4yrs old. A new water pump was installed in May 2025. Enjoy the shady comfort provided by mature trees that naturally keep the home cool during summer months. The fenced backyard is landscaped and ready for relaxing or entertaining, complemented by a sturdy 3 yr old deck, matching flower boxes and a storage shed for your extras. Whether you're looking for a serene summer cottage or an efficient, low maintenance home, this charmer is a must see.