



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**101 2nd Street E  
Derwent, Alberta**

**MLS # A2252378**



**\$370,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Derwent           |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 1,304 sq.ft.      | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 4                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Attached Carport  |               |                   |
| <b>Lot Size:</b> | 0.76 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

|                    |   |                   |                             |
|--------------------|---|-------------------|-----------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -                           |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -                           |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -                           |
| <b>Exterior:</b>   | Concrete, Wood Frame  | <b>Zoning:</b>    | UGâ€"Urban General District |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                           |
| <b>Features:</b>   | Central Vacuum, Laminate Counters, No Animal Home, Storage, Tankless Hot Water, Vinyl Windows |                   |                             |

**Inclusions:** Stove, Fridge, Microwaves, dryer, washer, blinds, dishwasher, hot tub, generator, redial arm, table saw, furniture, beds, TV

Seize this rare opportunity to own a truly one-of-a-kind property in the quiet community of Derwent, AB. Situated on a spacious 0.76-acre lot (5 lots), this versatile property offers a unique combination of comfortable living space, practical outbuildings, and exceptional recreational features&mdash;making it the perfect fit for a family, hobbyist, or anyone seeking a lifestyle property. The 1,300 sq. ft. home provides a warm and inviting living environment, while the property itself is equipped with an impressive collection of buildings and amenities, including: A 30' x 48' Quonset (insulated), ideal for storage, a workshop, or hobbies. A charming 12' x 24' three-season gazebo, complete with a wood-burning fireplace&mdash;perfect for entertaining or relaxing. A garden shed for tools and outdoor essentials. An older 29' x 32' outbuilding currently used for storage, featuring an attached greenhouse for gardening enthusiasts. A 14' x 24' detached heated garage, which houses a remarkable 8' x 16' Legend Ocean artic swim spa equipped with Spa Boy technology, allowing for effortless maintenance and Wi-Fi monitoring. That's just the beginning! The property also features a natural gas BBQ hookup, a brand-new 9,250-watt gas generator capable of powering the entire property, a fire pit (wood included), and many additional upgrades designed for comfort and convenience. Whether you're looking for a family home with space to grow, a private retreat with endless amenities, or a property with room for hobbies and recreation, this Derwent gem truly has it all. With Wisdom Home Schooling located withing a short drive, it is a perfect location for a home schooling family.