



**240 2 Avenue  
Drumheller, Alberta**

**MLS # A2278198**



**\$125,000**

<b>Division:</b>	East Coulee		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Other	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Open Floorplan		

**Inclusions:** Window Coverings, Nightstand, Table, chairs, hutch, 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. Short walk to Community Hall, playground and Buffalo Trading post.