



GRASSROOTS
REALTY GROUP

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**240 2 Avenue
Drumheller, Alberta**

MLS # A2278198



\$125,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | East Coulee | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 775 sq.ft. | Age: | 1930 (96 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 | Water: | Well |
| Floors: | Vinyl | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Mixed | Zoning: | ND |
| Foundation: | Other | Utilities: | Natural Gas Connected |
| Features: | 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.