



**GRASSROOTS**  
REALTY GROUP

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**235 5 Street**  
**Drumheller, Alberta**

**MLS # A2149965**



**\$379,000**

<b>Division:</b>	East Coulee		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Level, Many Trees, Rectangular		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	29-27-18-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

East Coulee, a hidden gem close to Drumheller and Calgary the perfect destination. The scenic drive through Alberta's picturesque landscapes sets the stage for a relaxing retreat. Located just  $\frac{1}{2}$  block from the Red Deer River, East Coulee is a paradise for water enthusiasts. The river's calm waters are ideal for kayaking and canoeing, providing a perfect setting for both beginners and seasoned paddlers. Picture yourself spending afternoons gliding through the water, surrounded by the natural beauty of the East Coulee District. A year-round destination with a variety of activities to enjoy throughout the seasons. In the warmer months, the extensive trail network is perfect for walking, jogging, running, and biking. The ongoing Rails to Trails project promises even more scenic routes connecting the Drumheller Valley. This 1,246 sq ft home combines historical charm with modern comfort. Built in 1946 this 2 bedroom 1 bathroom home underwent a substantial addition offering more living space features a spacious open main floor and a cozy 2nd floor loft. Upgraded tin roof adds character and a soothing sound during rainfall, ideal for relaxing indoors. The loft deck is a great spot to unwind and listen to the songs of over 200 bird species that inhabit the area, providing a nature lover's paradise right in your backyard. One of the home's standout features is its move-in-ready condition. You can immediately start enjoying your weekend retreats without worrying about renovations or repairs. The property also includes an adjacent lot of approx 5,000 sq ft with over 10,000 sq ft. Perfect for gardening, outdoor activities and your recreational vehicles. East Coulee is situated in the breathtaking badlands of east-central Alberta, often known as Dinosaur Valley and renowned for its dinosaur fossils and the world-famous Royal Tyrrell

Museum. Hiking through the Badlands reveals stunning hoodoos and ancient rock formations shaped by centuries of erosion, creating a dramatic and beautiful landscape. Spring and summer are perfect for hiking, biking, and river activities. Fall brings vibrant colors to the landscape, making it ideal for photography and nature walks. When Winter arrives the area transforms into a snowy playground cross-country skiing and snowshoeing. East Coulee also features attractions showcasing its rich history and culture. The area is not only about serene landscapes and outdoor activities also boasts a vibrant community. East Coulee Spring Folk Festival attracting music lovers, Pancake breakfasts, community events, and weekend gatherings foster a strong sense of community and offer a taste of local culture. The Museum's impressive exhibits, The Alberta Badlands, with their unique geological formations, East Coulee School Museum, the Atlas Coal Mine and then return to the tranquility of East Coulee for a peaceful evening. Don't miss this opportunity to own a piece of paradise. Contact us today! Make sure to check out the 'BROCHURE' link below or a VIDEO!