



GRASSROOTS
REALTY GROUP

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227 6 Street
Drumheller, Alberta

MLS # A2201565



\$239,000

Division:	East Coulee		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub		

Inclusions: Rototiller and home contents could be included in the sale

East Coulee calling. Here is a year round house and a nice place to raise your kids. Would also suit as a B&B or weekend cottage. This Turn key move in ready property features 2 bedrooms, 2 Bathrooms eat in kitchen, Living room with wood stove and lots of Natural Light, The Air Conditioning Keeps everyone cool. Basement has good storage, Furnace with New Parts, Hot water tank and Well. Other Upgrades include New Fridge, Shingles, and New Washing Machine . There is also sand point well pump, tank and motor in case the current one fails. The system was serviced in 2024. Outside you'll find the double detached garage, garden plot, shed, and parking for 2. An abundance of Rhubarb, Wild horseradish and trees for privacy. Steps away from the Red Deer River and the New Berm/Bike Path Walking Trail system. The Community of East Coulee has been waiting. Spring Music Festivals, Pancake breakfasts, Weekenders and Red Deer River enthusiasts.