

**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.