



GRASSROOTS
REALTY GROUP

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101 2nd Street E
Derwent, Alberta

MLS # A2252378



\$370,000

Division:	Derwent		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,304 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.76 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	UGâ€"Urban General District
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Stove, Fridge, Microwaves, dryer, washer, blinds, dishwasher, hot tub, generator, redial arm, table saw, furniture, beds, TV

Seize this rare opportunity to own a truly one-of-a-kind property in the quiet community of Derwent, AB. Situated on a spacious 0.76-acre lot (5 lots), this versatile property offers a unique combination of comfortable living space, practical outbuildings, and exceptional recreational features—making it the perfect fit for a family, hobbyist, or anyone seeking a lifestyle property. The 1,300 sq. ft. home provides a warm and inviting living environment, while the property itself is equipped with an impressive collection of buildings and amenities, including: A 30’ x 48’ Quonset (insulated), ideal for storage, a workshop, or hobbies. A charming 12’ x 24’ three-season gazebo, complete with a wood-burning fireplace—perfect for entertaining or relaxing. A garden shed for tools and outdoor essentials. An older 29’ x 32’ outbuilding currently used for storage, featuring an attached greenhouse for gardening enthusiasts. A 14’ x 24’ detached heated garage, which houses a remarkable 8’ x 16’ Legend Ocean artic swim spa equipped with Spa Boy technology, allowing for effortless maintenance and Wi-Fi monitoring. That’s just the beginning! The property also features a natural gas BBQ hookup, a brand-new 9,250-watt gas generator capable of powering the entire property, a fire pit (wood included), and many additional upgrades designed for comfort and convenience. Whether you’re looking for a family home with space to grow, a private retreat with endless amenities, or a property with room for hobbies and recreation, this Derwent gem truly has it all. With Wisdom Home Schooling located withing a short drive, it is a perfect location for a home schooling family.