



GRASSROOTS
REALTY GROUP

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21 1 Avenue W
Derwent, Alberta

MLS # A2301307



\$355,000

Division:	Derwent		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,426 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking, RV Garage, Triple Garage Det		
Lot Size:	1.44 Acres		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	UG-Urban General District
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Built-in Features, Pantry, Storage, Sump Pump(s)		

Inclusions: N/A

Welcome to the hamlet of Derwent, where this spacious 4-level split home is set on a beautifully sized 1.44-acre lot, offering the perfect balance of comfort, functionality, and room to grow. The main level features a bright and inviting living area alongside a well-appointed kitchen with ample counter space and modern appliances, ideal for everyday living and entertaining. The upper level includes three comfortable bedrooms, including a primary suite complete with its own ensuite. The lower levels provide additional flexible living space that can easily be adapted to suit your needs; whether as a home office, recreation area, or hobby space. Central Air Conditioning was recently installed to keep it cool in the summer!! A standout feature of this property is the impressive 40' x 40' fully serviced shop with a 14' overhead door, offering exceptional space for storage, projects, or a home-based business! Outside, the expansive yard provides plenty of room for outdoor enjoyment, gardening or future development, all while offering privacy and a peaceful rural setting. This property is ready for it's next owners to enjoy! Schedule a viewing today and be sure to check out the virtual iGUIDE virtual tour!