



261 1 Avenue  
Drumheller, Alberta

MLS # A2316224



**\$225,000**

<b>Division:</b>	East Coulee		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1935 (91 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Negotiable

With Stunning unobstructed views of the Canadian Badlands in EVERY direction. This Very Special property has been well maintained and lovingly cared for. With upgraded shingles maintaining the historical color. 100AMP Panel, and newer Drilled well (40 ft) Located with 4 inclusive lots, fenced with party parking for 6 vehicles, RV Parking with sewer hookup and access to energized plug. Firepit area and garden shed. Inside the Home you'll find Kitchen with ample cupboards, main floor laundry, 3pc bathroom, quaint living room, and 2 bedrooms. A separate studio space or 1 bedroom summer guest house with power that use to be a 1930s gambling house. The yard also has Large crab apple, miniature crab tree, rose bush, Lilac, Choke cherry and go-gi berry and rhubarb. East Coulee has so much to offer with music festivals, artists, pancake breakfasts, school museum and a relaxed laid back atmosphere. This Home would make a perfect Summer Cottage ,safe if you want to snowbird or a Fun AirBNB.