



GRASSROOTS
REALTY GROUP

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244 2 Avenue
Drumheller, Alberta

MLS # A2329361



\$70,000

Division:	East Coulee		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	561 sq.ft.	Age:	1937 (89 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Coal, Coal Stove, None
Floors:	Other
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Mixed
Foundation:	None
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	ND
Utilities:	-

Inclusions: anything left on possession

Looking for a cottage getaway ? The Community of East Coulee Thrives as a summer village with weekenders. Music Festival, Pancake Breakfasts, Community hall, Store, School Museum, and Clay studio. There is Fire Department and Potable Water Station. Part of The Town of Drumheller which has all the amenities and a 24hr Hospital. Step back in time where this cottage has 1937 original charm. With 2 bedrooms, living room, and large eat in kitchen. Its dry and has been without utilities for many years. There is 100amp electric panel, unknown coal stove in basement and a shanty outhouse out back (you can certainly rent a modern one for the summers as there is NO Washroom) You can drill a sand point well and tie into Municipal Sewer. Or camp off grid with no utility bills. Priced this well its being sold AS-IS owners have never lived here. Please call your Realtor® to book showing in advance before you drive out.