



GRASSROOTS
REALTY GROUP

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171 2 Avenue
Drumheller, Alberta

MLS # A2334381



\$105,000

Division:	East Coulee		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,019 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Mixed	Zoning:	ND
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Anything left on the property at time of possession

If you've been dreaming of a quiet getaway in the Drumheller Valley, this could be the opportunity you've been waiting for. Located in the eclectic and artistic community of East Coulee, this 1,000+ sq. ft. modular home sits across 3 lots, offering endless possibilities for today and the future. The home is perfectly livable as it is, (standard dependant) with plenty of opportunity to add your own personal touches over time. Enjoy your morning coffee on the covered front deck or relax on the rear covered deck overlooking the yard. Outside you'll also find a storage shed, a well shack, and a separate well that's ideal for watering the lawn or starting the garden you've always wanted. With two driveways, there's ample room for vehicles, trailers, or RV parking. Whether you're looking for a year-round residence, a retirement retreat, a weekend escape, or a summer home, this property offers incredible flexibility. Just minutes from excellent fishing and surrounded by the stunning badlands, East Coulee is one of the valley's hidden gems, offering a slower pace, unique character, and easy access to outdoor recreation. Bring your vision and discover the possibilities this unique property has to offer.