# \$364,900 - 21 1 Avenue W, Derwent

MLS® #A2070983

## \$364,900

4 Bedroom, 3.00 Bathroom, 1,426 sqft Residential on 1.44 Acres

Derwent, Derwent, Alberta

Welcome to the charming hamlet of Derwent, Alberta, where this delightful and spacious home awaits you on a sprawling 1.44-acre lot. This property offers the perfect combination of a comfortable living space and abundant land for your outdoor pursuits. As you step onto the property, you'll immediately appreciate the expansive green space surrounding the home, providing ample room for gardening, outdoor recreation, or even potential future expansions. The vast lot ensures your privacy and tranquility, making it a serene retreat to call home. The 4-level split design offers a unique layout that optimizes space and functionality. The main level welcomes you with a warm and inviting living area, perfect for family gatherings or relaxing evenings. The adjacent kitchen boasts modern appliances and generous counter space, making meal preparation a breeze. From here, a few steps lead you to the upper level, where you'll discover 3 comfortable bedrooms, with the master having an ensuite. On the lower levels, you'll find additional versatile spaces that can be customized to suit your needs. Use them as a home office, entertainment area, or a private studio â€" the possibilities are endless. One of the highlights of this property is the 40 foot by 40 foot fully serviced shop with a 14-foot door. This fantastic feature is an ideal space for pursuing your hobbies, storing your equipment, or running a home-based business. The shop offers ample room to tinker, create, and bring your visions to life.







Derwent, Alberta, is a charming hamlet with a strong sense of community and a serene countryside setting. Enjoy the picturesque views and the peaceful ambiance that comes with rural living, while still being on pavement to all essential amenities and services. In summary, this spacious 4-level split home on a 1.44-acre lot in Derwent, Alberta, offers you the chance to create the perfect balance between comfortable living and endless possibilities for your passions and pursuits. Don't miss out on this fantastic opportunity â€" schedule a visit today and unlock the true potential of this property. iGUIDE virtual tour available.

#### Built in 1982

#### **Essential Information**

MLS® # A2070983 Price \$364,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,426 Acres 1.44

Year Built 1982

Type Residential Sub-Type Detached

Style 4 Level Split

Status Active

## **Community Information**

Address 21 1 Avenue W

Subdivision Derwent City Derwent

County Two Hills No. 21, County of

Province Alberta
Postal Code T0B 1C0

#### **Amenities**

Parking Spaces 20

Double Garage Attached, RV Access/Parking, RV Garage, Triple

**Garage Detached** 

# of Garages 6

#### Interior

**Parking** 

Interior Features Pantry, Sump Pump(s)

Appliances Built-In Refrigerator, Built-In Oven, Dishwasher, Dryer, Electric Cooktop,

Washer

Heating Forced Air, Natural Gas

Cooling Wall/Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning Stove

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Back Yard, Corner Lot, Few Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Combination, Poured Concrete, Wood

#### **Additional Information**

Date Listed August 3rd, 2023

Days on Market 818

Zoning UG - Urban General Distri

# **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY

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