

# \$252,900 - 260 2 Avenue, Drumheller

MLS® #A2208131

**\$252,900**

1 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.14 Acres

East Coulee, Drumheller, Alberta

\$20,000 price reduction, bring your offers!

Brand new R40 insulation installed in the attic of this one bedroom, one bath gem in East Coulee. This house is perfect for those looking for a stylish contemporary home. Remodelled top to bottom, the house is full of custom features. The spacious kitchen boasts walnut countertops, quality stainless steel appliances, original exposed brick chimney and metal feature wall, enhanced by beautiful natural light. You will love the heated floors in the tiled bathroom/ mudroom area, and enjoy the deep soaker tub.

The bedroom features a walk in closet, with built in storage and original barn door. The basement provides good dry storage.

The outside is as impressive as the inside, with a huge wrap around deck, modern fencing, cosy fire pit and cute shed sitting on a large double lot, with room for rv pull through or garage.

If you are thinking of trading city life for the country, the vibrant community of East Coulee in the scenic Drumheller Valley is a quick 1 1/2 hr drive from Calgary, with many recreational opportunities, including hiking, swimming, kayaking and birdwatching. This unique community appeals to creative people, with museums, clay studio, pancake breakfasts, seasonal outdoor cafe and great neighbours-this home really does stand out from the rest!

Built in 1946



## Essential Information

MLS® #	A2208131
Price	\$252,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	260 2 Avenue
Subdivision	East Coulee
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 1B0

## Amenities

Parking Spaces	3
Parking	Parking Pad, Off Street, RV Access/Parking

## Interior

Interior Features	Closet Organizers, Built-in Features, Kitchen Island
Appliances	Dishwasher, Electric Stove, Range Hood, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Rectangular Lot, Low Maintenance Landscape
Roof	Metal
Construction	Metal Siding, Shingle Siding

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	April 3rd, 2025
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Days on Market	162
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Zoning	ND
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### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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