# \$114,900 - 125 1st Street, Derwent

MLS® #E4385684

#### \$114.900

2 Bedroom, 1.00 Bathroom, 881 sqft Single Family on 0.00 Acres

Derwent, Derwent, AB

Charming CHARACTER HOME in the quiet community of Derwent located in scenic East Central Alberta between Two Hills, Elk Point and Vermilion. This property features a 1956, 880 sq.ft. raised bungalow, 2 bedrooms, 1 large bathroom, kitchen with ample cabinetry, dinette, living room with hardwood and partially finished basement with family room, utility, laundry, storage, cold room and roughed-in plumbing for a 2nd bathroom. You'll love the elegant 'cove' ceilings, sconce lighting, barnwood wall, arched doorways, glass block side light on the front entrance, newer interior paint & much more. Includes 2 covered decks for BBQ's and entertaining, attached single garage, 3 fenced lots measuring 120'x 122' and a 4th separate lot which offers many options including a commercial business, RV parking or a large garden area. Derwent offers a great sense of community and is on city water. Very beautiful area with rolling hills, agricultural land and lakes. Affordable Property!

Built in 1956

#### **Essential Information**

MLS® # E4385684 Price \$114,900

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 881

Acres 0.00

Year Built 1956

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 125 1st Street

Area Derwent
Subdivision Derwent
City Derwent
County ALBERTA

Province AB

Postal Code T0B 1C0

#### **Amenities**

Amenities On Street Parking, Deck, Hot Water Natural Gas, Wood Windows

Parking 2 Outdoor Stalls, Front Drive Access, Single Garage Attached

Interior

Appliances Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Composition, Stucco

Exterior Features Back Lane, Corner Lot, Partially Fenced

Lot Description 120' x 122'

Roof Asphalt Shingles

Construction Wood, Composition, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary New Myrnam School
Middle New Myrnam School
High New Myrnam School

### **Additional Information**

Date Listed May 2nd, 2024

Days on Market 546

Zoning Zone 60

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