

## \$129,999 - 125 1st Street, Derwent

MLS® #E4385684

**\$129,999**

2 Bedroom, 1.00 Bathroom, 881 sqft

Single Family on 0.00 Acres

Derwent, Derwent, AB

BEAUTIFUL CHARACTER HOME in the quiet community of Derwent located off Hwy 45 in East Central Alberta. This property features a 1956, 880 sq.ft. raised bungalow, 2 covered decks for BBQ's and relaxing, attached single garage, 3 fenced lots measuring 120'x 122' and a 4th separate lot which offers many options including parking RV's or having a large garden space etc. The home includes 2 bedrooms, large bathroom, kitchen with ample cabinetry, dinette and partially finished basement with family room, utility, laundry, storage, cold room and roughed-in plumbing for a 2nd bathroom. The home features beautiful hardwood flooring, 'cove' ceilings, sconce lighting, barnwood wall, arched doorways, glass block side light on main entrance, newer interior paint & much more. The area around Derwent features scenic rolling hills and many lakes. Conveniently located between Two Hills, Vermilion and Elk Point. Very Affordable Property!

Built in 1956

### Essential Information

MLS® #	E4385684
Price	\$129,999
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	353
Zoning	Zone 60

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