

## \$119,500 - 125 1st Street, Derwent

MLS® #E4385684

**\$119,500**

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, scone 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 \$119,500

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	464
Zoning	Zone 60

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