

Courtesy Of Shirley D Harms Of Lakeland Realty

\$109,000 - 206 Railway Avenue, Derwent

MLS® #E4453398

\$109,000

2 Bedroom, 1.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Derwent, Derwent, AB

This AFFORDABLE PROPERTY is located in friendly Derwent, just off Hwy 45 in East Central Alberta and within a 30 min drive of Two Hills, Elk Point and Vermilion. You will enjoy the scenic location of this property overlooking a water source often frequented by birds and wildlife. The 1003 sq.ft. home with full basement (pt finished) has been tastefully renovated throughout and includes 2 bdrms + den and 1 upgraded bathroom with laundry area. The kitchen features modern soft-close cabinetry with slide-outs, beautiful new countertop and flooring. The bright south facing living room features a large serving area with cabinets and barn door to additional rooms. This home has been renovated to achieve efficiency & safety with 1 1/2" foam insulation under the metal siding, 100 amp electrical with a Generac generator if the power goes out, HE furnace & HW heater and a sprinkler system on roof. The 100x200' lot (.46 acres) features a double garage with automatic openers. Material is included to finish exterior.

Built in 1950

Essential Information

MLS® # E4453398

Price \$109,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,003
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	206 Railway Avenue
Area	Derwent
Subdivision	Derwent
City	Derwent
County	ALBERTA
Province	AB
Postal Code	T0B 1C0

Amenities

Amenities	See Remarks
Parking Spaces	6
Parking	Double Garage Detached

Interior

Appliances	Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Landscaped, Rolling Land, See Remarks
Lot Description	100' x 200' ft
Roof	Metal
Construction	Wood, Metal

Foundation Concrete Perimeter

School Information

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

Additional Information

Date Listed August 14th, 2025
Days on Market 6
Zoning Zone 60

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