

# \$145,000 - 253 2 Avenue, Drumheller

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MLS® #A2250148

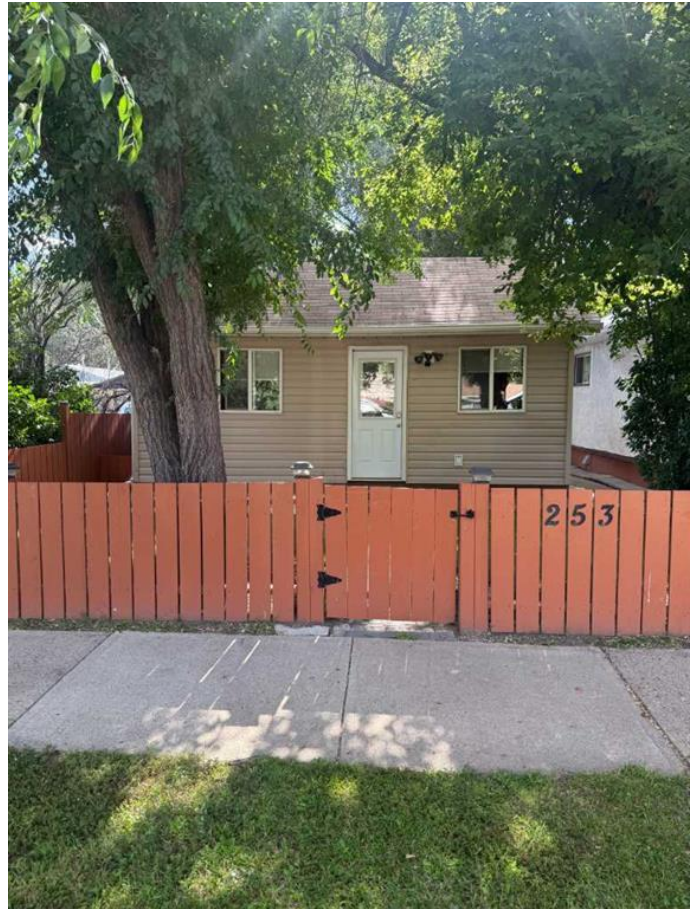
## \$145,000

1 Bedroom, 1.00 Bathroom, 486 sqft

Residential on 0.07 Acres

East Coulee, Drumheller, Alberta

Tucked away in the peaceful community of East Coulee, this thoughtfully renovated home is the perfect retreat for summer getaways, a cozy year-round residence, or a comfortable downsizing option. With one bedroom and one full bathroom, this compact gem offers efficient and affordable living with low utility costs. Step inside to find modern upgrades, including OSB flooring throughout, soft-close kitchen cabinet drawers, LED lighting in both the kitchen and bathroom, and a convenient main-floor stacked washer/dryer. The fridge and stove, along with the hot water tank and water system, are just 4yrs old. A new water pump was installed in May 2025. Enjoy the shady comfort provided by mature trees that naturally keep the home cool during summer months. The fenced backyard is landscaped and ready for relaxing or entertaining, complemented by a sturdy 3 yr old deck, matching flower boxes and a storage shed for your extras. Whether you're looking for a serene summer cottage or an efficient, low maintenance home, this charmer is a must see.



Built in 1952

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2250148  |
| Price     | \$145,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 486         |
| Acres          | 0.07        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 253 2 Avenue |
| Subdivision | East Coulee  |
| City        | Drumheller   |
| County      | Drumheller   |
| Province    | Alberta      |
| Postal Code | T0J1B0       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)          |
| Appliances        | Electric Stove, Microwave, R Coverings |
| Heating           | Forced Air, Natural Gas                |
| Cooling           | None                                   |
| Has Basement      | Yes                                    |
| Basement          | Crawl Space, Partial                   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage       |
| Lot Description   | Back Lane, Front Yard, Land |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Other                       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 23rd, 2025 |
|-------------|-------------------|



|                |    |
|----------------|----|
| Days on Market | 22 |
| Zoning         | ND |

### **Listing Details**

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate-Drumheller |
|----------------|----------------------------------------------|

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