

# \$259,900 - 261 1 Avenue, Drumheller

MLS® #A2238601

**\$259,900**

2 Bedroom, 1.00 Bathroom, 735 sqft

Residential on 0.28 Acres

East Coulee, Drumheller, Alberta

With Stunning unobstructed views of the Canadian Badlands in EVERY direction. This Very Special property has been well maintained and lovingly cared for. With upgraded shingles maintaining the historical color. 100AMP Panel, and newer Drilled well (40 ft) Located with 4 inclusive lots, fenced with party parking for 6 vehicles, RV Parking with sewer hookup and access to energized plug. Firepit area and garden shed. Inside the Home you'll find Kitchen with ample cupboards, main floor laundry, 3pc bathroom, quaint living room, and 2 bedrooms. A separate studio space or 1 bedroom summer guest house with power that use to be a 1930s gambling house. The yard also has Large crab apple, miniature crab tree, rose bush, Lilac, Choke cherry and go-gi berry and rhubarb. East Coulee has so much to offer with music festivals, artists, pancake breakfasts, school museum and a relaxed laid back atmosphere. This Home would make a perfect Summer Cottage ,safe if you want to snowbird or a Fun AirBNB.

Built in 1935

## Essential Information

MLS® #	A2238601
Price	\$259,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	735
Acres	0.28
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	261 1 Avenue
Subdivision	East Coulee
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J1B0

### **Amenities**

Parking Spaces	6
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Rain Barrel/Cistern(s), Storage, RV Hookup
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Other

### **Additional Information**

Date Listed	July 9th, 2025
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Days on Market 62  
Zoning ND

### **Listing Details**

Listing Office RE/MAX Now

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