

# \$370,000 - 101 2nd Street E, Derwent

MLS® #A2252378

**\$370,000**

4 Bedroom, 2.00 Bathroom, 1,304 sqft

Residential on 0.76 Acres

Derwent, Derwent, Alberta

Seize this rare opportunity to own a truly one-of-a-kind property in the quiet community of Derwent, AB. Situated on a spacious 0.76-acre lot, this versatile property offers a unique combination of comfortable living space, practical outbuildings, and exceptional recreational features—making it the perfect fit for a family, hobbyist, or anyone seeking a lifestyle property. The 1,300 sq. ft. home provides a warm and inviting living environment, while the property itself is equipped with an impressive collection of buildings and amenities, including: A 30' x 48' Quonset, ideal for storage, a workshop, or hobbies. A charming 12' x 24' three-season gazebo, complete with a wood-burning fireplace—perfect for entertaining or relaxing. A garden shed for tools and outdoor essentials. An older 29' x 32' outbuilding currently used for storage, featuring an attached greenhouse for gardening enthusiasts. A 14' x 24' detached garage, which houses a remarkable 8' x 16' Legend Ocean arctic swim spa equipped with Spa Boy technology, allowing for effortless maintenance and Wi-Fi monitoring. That's just the beginning! The property also features a natural gas BBQ hookup, a brand-new 9,250-watt gas generator capable of powering the entire property, a fire pit (wood included), and many additional upgrades designed for comfort and convenience. Whether you're looking for a family home with space to grow, a private



retreat with endless amenities, or a property with room for hobbies and recreation, this Derwent gem truly has it all.

Built in 1965

**Essential Information**

MLS® #	A2252378
Price	\$370,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,304
Acres	0.76
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	101 2nd Street E
Subdivision	Derwent
City	Derwent
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T0B 1C0

**Amenities**

Parking Spaces	1
Parking	Attached Carport
# of Garages	1

**Interior**

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, Storage, Vinyl Windows, Tankless Hot Water
Appliances	Convection Oven, Dishwasher, Dryer, Freezer, Microwave, Range, Induction Cooktop, Instant Hot Water
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Zoning	UG"Urban General District

## Listing Details

Listing Office	Vermilion Realty
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