# \$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 featuresâ€"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 fireplaceâ€"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 heated garage, which houses a remarkable 8' x 16' Legend Ocean artic 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 Dishwasher, Dryer, Microwave, Range, Convection Oven, Freezer,

Induction Cooktop, Instant Hot Water

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning, Basement

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

Days on Market 48

Zoning UGâ€"Urban General District

# **Listing Details**

Listing Office Vermilion Realty

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