

# \$252,900 - 260 2 Avenue, Drumheller

MLS® #A2208131

**\$252,900**

1 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.14 Acres

East Coulee, Drumheller, Alberta

\$20,000 price reduction, bring your offers!

Brand new R40 insulation installed in the attic of this one bedroom, one bath gem in East Coulee. This house is perfect for those looking for a stylish contemporary home. Remodelled top to bottom, the house is full of custom features. The spacious kitchen boasts walnut countertops, quality stainless steel appliances, original exposed brick chimney and metal feature wall, enhanced by beautiful natural light. You will love the heated floors in the tiled bathroom/ mudroom area, and enjoy the deep soaker tub.

The bedroom features a walk in closet, with built in storage and original barn door. The basement provides good dry storage.

The outside is as impressive as the inside, with a huge wrap around deck, modern fencing, cosy fire pit and cute shed sitting on a large double lot, with room for rv pull through or garage.

If you are thinking of trading city life for the country, the vibrant community of East Coulee in the scenic Drumheller Valley is a quick 1 1/2 hr drive from Calgary, with many recreational opportunities, including hiking, swimming, kayaking and birdwatching. This unique community appeals to creative people, with museums, clay studio, pancake breakfasts, seasonal outdoor cafe and great neighbours-this home really does stand out from the rest!

Built in 1946



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208131    |
| Price          | \$252,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 778         |
| Acres          | 0.14        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |              |
|-------------|--------------|
| Address     | 260 2 Avenue |
| Subdivision | East Coulee  |
| City        | Drumheller   |
| County      | Drumheller   |
| Province    | Alberta      |
| Postal Code | T0J 1B0      |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 3                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island         |
| Appliances        | Dishwasher, Range Hood, Electric Stove, Washer/Dryer Stacked |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Partial, Unfinished                                          |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Metal                                                            |
| Construction      | Metal Siding, Shingle Siding                                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 3rd, 2025  
Days on Market                174  
Zoning                              ND

**Listing Details**

Listing Office                    Royal LePage Mission Real Estate

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