

# \$364,900 - 21 1 Avenue W, Derwent

MLS® #A2070983

**\$364,900**

4 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 1.44 Acres

Derwent, Derwent, Alberta

Welcome to the charming hamlet of Derwent, Alberta, where this delightful and spacious home awaits you on a sprawling 1.44-acre lot. This property offers the perfect combination of a comfortable living space and abundant land for your outdoor pursuits. As you step onto the property, you'll immediately appreciate the expansive green space surrounding the home, providing ample room for gardening, outdoor recreation, or even potential future expansions. The vast lot ensures your privacy and tranquility, making it a serene retreat to call home. The 4-level split design offers a unique layout that optimizes space and functionality. The main level welcomes you with a warm and inviting living area, perfect for family gatherings or relaxing evenings. The adjacent kitchen boasts modern appliances and generous counter space, making meal preparation a breeze. From here, a few steps lead you to the upper level, where you'll discover 3 comfortable bedrooms, with the master having an ensuite. On the lower levels, you'll find additional versatile spaces that can be customized to suit your needs. Use them as a home office, entertainment area, or a private studio – the possibilities are endless. One of the highlights of this property is the 40 foot by 40 foot fully serviced shop with a 14-foot door. This fantastic feature is an ideal space for pursuing your hobbies, storing your equipment, or running a home-based business. The shop offers ample room to tinker, create, and bring your visions to life.



Derwent, Alberta, is a charming hamlet with a strong sense of community and a serene countryside setting. Enjoy the picturesque views and the peaceful ambiance that comes with rural living, while still being on pavement to all essential amenities and services. In summary, this spacious 4-level split home on a 1.44-acre lot in Derwent, Alberta, offers you the chance to create the perfect balance between comfortable living and endless possibilities for your passions and pursuits. Don't miss out on this fantastic opportunity – schedule a visit today and unlock the true potential of this property. iGUIDE virtual tour available.

Built in 1982

**Essential Information**

MLS® #	A2070983
Price	\$364,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	1.44
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	21 1 Avenue W
Subdivision	Derwent
City	Derwent
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T0B 1C0

## Amenities

Parking Spaces	20
Parking	Double Garage Attached, RV Access/Parking, RV Garage, Triple Garage Detached
# of Garages	6

## Interior

Interior Features	Pantry, Sump Pump(s)
Appliances	Built-In Refrigerator, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Washer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Combination, Poured Concrete, Wood

## Additional Information

Date Listed	August 3rd, 2023
Days on Market	752
Zoning	UG - Urban General Distri

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.