# \$239,000 - 227 6 Street, Drumheller

MLS® #A2201565

### \$239,000

2 Bedroom, 2.00 Bathroom, 1,041 sqft Residential on 0.11 Acres

East Coulee, Drumheller, Alberta

East Coulee calling. Here is a year round house and a nice place to raise your kids. Would also suit as a B&B or weekend cottage. This Turn key move in ready property features 2 bedrooms, 2 Bathrooms eat in kitchen, Living room with wood stove and lots of Natural Light, The Air Conditioning Keeps everyone cool. Basement has good storage, Furnace with New Parts, Hot water tank and Well. Other Upgrades include New Fridge, Shingles, and New Washing Machine. There is also sand point well pump, tank and motor in case the current one fails. The system was serviced in 2024. Outside you'll find the double detached garage, garden plot, shed, and parking for 2. An abundance of Rhubarb, Wild horseradish and trees for privacy. Steps away from the Red Deer River and the New Berm/Bike Path Walking Trail system. The Community of East Coulee has been waiting. Spring Music Festivals, Pancake breakfasts, Weekenders and Red Deer River enthusiasts.







Built in 1960

#### **Essential Information**

MLS® # A2201565 Price \$239,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,041

Acres 0.11 Year Built 1960

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 227 6 Street
Subdivision East Coulee
City Drumheller
County Drumheller
Province Alberta
Postal Code T0J1B0

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Soaking Tub

Appliances Refrigerator, Stove(s), Washer/Dryer, Freezer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Front Yard, Landscaped, Level

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 11th, 2025

Days on Market 223 Zoning ND

# **Listing Details**

Listing Office RE/MAX Now

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