

# \$187,500 - 253 2 Avenue, Drumheller

MLS® #A2217518

## \$187,500

1 Bedroom, 1.00 Bathroom, 486 sqft

Residential on 0.07 Acres

East Coulee, Drumheller, Alberta

Looking for a Little space of your own?  
Starting out, Snow Birding or looking for a rental ? This home is ideal for one but made for entertaining the summer nights away. With Fenced yard, off street parking, front patio, back deck, with flower boxes and shed. Inside the tiny home a well appointed layout with good use of all space. Living room with built in and pull out sofa, bedroom with closet and good storage, kitchen with eat up bar and laundry. Beautiful bathroom with tub and storage. Safe, quiet community with good neighbours. Future could be negotiated for convenience to be short term rental, turn key ready. Take advantage of the Valleys Tourism and block days off that you want to stay for a Win Win situation.

Built in 1952

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217518    |
| Price          | \$187,500   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 486         |
| Acres          | 0.07        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |               |
|--------|---------------|
| Style  | Cottage/Cabin |
| Status | Active        |

## Community Information

|             |              |
|-------------|--------------|
| Address     | 253 2 Avenue |
| Subdivision | East Coulee  |
| City        | Drumheller   |
| County      | Drumheller   |
| Province    | Alberta      |
| Postal Code | T0J1B0       |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island  |
| Appliances        | Electric Stove, Freezer, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Crawl Space  |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Other                             |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 11            |
| Zoning         | ND            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Now |
|----------------|------------|

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