

# \$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 features—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 fireplace—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 artc 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 | 22                        |
| Zoning         | UG"Urban General District |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Vermilion Realty |
|----------------|------------------|

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