

# \$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, Washer/Dryer, Freezer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Level, Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	150
Zoning	ND

### **Listing Details**

Listing Office	RE/MAX Now
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