

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

MLS® #A2070983

**\$364,900**

4 Bedroom, 3.00 Bathroom, 1,426 sqft

Single Family 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 â€“ schedule a visit today and unlock the true potential of this property. iGUIDE virtual tour available. (id:6289)

Built in 1982

**Essential Information**

Listing #	A2070983
Price	\$364,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,426
Acres	1.44
Year Built	1982
Type	Single Family
Sub-Type	Freehold
Style	4 Level

**Community Information**

Address	21 1 Avenue W
Subdivision	Derwent
City	Derwent
Province	Alberta
Postal Code	T0B1C0

**Amenities**

Features	Back lane
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Parking Spaces	20
Parking	Attached Garage, Detached Garage, RV
# of Garages	5

### Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Oven - Built-In
Heating	Natural gas Forced air
Cooling	Window air conditioner, Wall unit
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

### Exterior

Construction	Wood frame
Foundation	See Remarks, Poured Concrete, Wood

### Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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