



## 125 1st Street Derwent AB

\$129,999

BEAUTIFUL CHARACTER HOME in the quiet community of Derwent located off Hwy 45 in East Central Alberta. This property features a 1956, 880 sq.ft. raised bungalow, 2 covered decks for BBQ's and relaxing, attached single garage, 3 fenced lots measuring 120'x 122' and a 4th separate lot which offers many options including parking RV's or having a large garden space etc. The home includes 2 bedrooms, large bathroom, kitchen with ample cabinetry, dinette and partially finished basement with family room, utility, laundry, storage, cold room and roughed-in plumbing for a 2nd bathroom. The home features beautiful hardwood flooring, 'cove' ceilings, sconce lighting, barnwood wall, arched doorways, glass block side light on main entrance, newer interior paint & much more. The area around Derwent features scenic rolling hills and many lakes. Conveniently located between Two Hills, Vermilion and Elk Point. Very Affordable Property!

Listing Presented By:



Originally Listed by:  
Lakeland Realty

teamlakeland@telus.net  
<http://www.lakelandrealty.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net