

21 1 Avenue W  
Derwent, Alberta

MLS # A2070983

**\$364,900**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Derwent  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,426 sq.ft.   | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking, RV Garage, Triple Garage Detached |               |                   |
| <b>Lot Size:</b> | 1.44 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Few Trees, Rectangular Lot                 |               |                   |

|                    |                                    |                   |                             |
|--------------------|------------------------------------|-------------------|-----------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -                           |
| <b>Floors:</b>     | Carpet, Laminate                   | <b>Sewer:</b>     | -                           |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | Full, Partially Finished           | <b>LLD:</b>       | -                           |
| <b>Exterior:</b>   | Wood Frame                         | <b>Zoning:</b>    | UG - Urban General District |
| <b>Foundation:</b> | Combination, Poured Concrete, Wood | <b>Utilities:</b> | -                           |
| <b>Features:</b>   | Pantry, Sump Pump(s)               |                   |                             |
| <b>Inclusions:</b> | NA                                 |                   |                             |

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 &ndash; schedule a visit today and unlock the true potential of this property. iGUIDE virtual tour available.