

\$125,000 - 12 2 Street, Derwent

MLS® #E4450096

\$125,000

3 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 0.00 Acres

Derwent, Derwent, AB

Character home in Derwent - 1.5 hours E of Edmonton in a quiet hamlet know as Derwent on a large 2 acre parcel. This property is complete with a 1955 - 800 sqft home that has 2 bedrooms up, full bathroom, good sized living room and kitchen, partially finished basement with another bedroom and workshop area; a double detached 27x33 garage with power, and a 78x50 quonset. This property is ideal for someone handy as there is some work to do and is sold "as is, where is" as this is an estate sale. This property is full of treasurers - lots of interesting "extras".

Serviced with a water well - however, municipal water may be available and the property has power and gas.

Built in 1955

Essential Information

MLS® #	E4450096
Price	\$125,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	0.00
Year Built	1955
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12 2 Street
Area	Derwent
Subdivision	Derwent
City	Derwent
County	ALBERTA
Province	AB
Postal Code	T0B 1C0

Amenities

Amenities	Deck, Hot Water Natural Gas, Wood Windows, See Remarks
Parking	Double Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Backs Onto Park/Trees, Golf Nearby, Not Fenced, Partially Landscaped, Private Setting, See Remarks
Lot Description	120' wide 2 acres
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 26th, 2025
Days on Market	7
Zoning	Zone 60

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Listing information last updated on August 2nd, 2025 at 12:17pm MDT