

\$99,900 - 12 Main Road, Derwent

MLS® #E4451295

\$99,900

3 Bedroom, 1.00 Bathroom, 758 sqft

Single Family on 0.00 Acres

Derwent, Derwent, AB

Recently renovated home in Derwent on 2 lots! This cozy and comfortable 757 sqft home features 3 bedrooms, 4pc bath, open and bright kitchen with an eat up peninsula with high back chairs that are included, and a spacious livingroom. The basement is clean and offers a lot of storage, the 3rd bedroom, a flex area , laundry area and a cold room. The lots measures 98' x 180' and the yard has many delightful features including back alley access and an area that would make a great garden. There's a hidden cove surrounded by large matures trees that offers shelter and privacy. Enjoy the many perennials and interesting trees and shrubs. The single garage is 14 x 20, has power and a lot of storage. Singles replaced in 2023. 2025 taxes \$470.00. Motivated seller. Come see Derwent - centrally located between Vermilion, Two Hills and Elk Point. 1.5 hours from Edmonton.

Built in 1945

Essential Information

MLS® #	E4451295
Price	\$99,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	758



Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12 Main Road
Area	Derwent
Subdivision	Derwent
City	Derwent
County	ALBERTA
Province	AB
Postal Code	T0B 1C0

Amenities

Amenities	Off Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Single Garage Detached

Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting
Lot Description	98' x 180'
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
-------------	------------------

Days on Market 45

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 8:47am MDT