

# \$474,800 - 212 2 Avenue E, Craigmyle

MLS® #A2194320

**\$474,800**

4 Bedroom, 2.00 Bathroom, 2,013 sqft

Residential on 0.57 Acres

NONE, Craigmyle, Alberta

If you're seeking peace, tranquility, and a quiet retreat, this is the place for you. Located just 15 minutes west of Hanna and 35 minutes northeast of Drumheller, this charming farmhouse, originally built in 1917, has been moved to a new foundation with an 8-foot ceiling height in the basement. This 2.5-story home sits on four spacious lots and features 4 bedrooms, a fully insulated attic with great potential, 2 full bathrooms, and a stunning custom maple kitchen with stainless steel appliances. Unwind by the fireplace in the inviting living room, perfect for relaxation. With plenty of space for a growing family, the home boasts original hardwood floors, newer double-slider windows, a metal roof, vinyl siding, high efficiency boiler and 540 sq ft of deck space for lounging, bird watching, or entertaining.

In addition to the main home, there's a detached 60x40 workshop/garage, in-floor zoned heating, mezzanine storage, running hot and cold water, and a bathroom. The workshop, with its own address, offers versatile space—currently used as an art studio—and also includes a hot tub/sauna area and a grow light room for year-round vegetable cultivation. A second 24x12 workshop with a new roof, 100 amp service, and ample space for RV parking is another bonus. The RV lot has water and sewer hookups available but is not yet connected.



Outside, the fenced yard includes a shed with a small deck to soak up the sun, along with a garden that has been incredibly productive, yielding a bountiful harvest. Recent upgrades include fresh paint, LED lights with dimmers, updated 100 amp service, a cell phone booster, a new hot water tank, dryer, pantry shelving, a new boiler, underground Wi-Fi to the shop, a generator with a transfer switch for both the house and shop, and new shop entrance doors and windows. The exterior fence has also been enhanced with new gates for added functionality. The sellers have truly thought of everythingâ€”this is a home you have to see to appreciate. Schedule a showing today!

Built in 1917

### Essential Information

MLS® #	A2194320
Price	\$474,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,013
Acres	0.57
Year Built	1917
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### Community Information

Address	212 2 Avenue E
Subdivision	NONE
City	Craigmyle
County	Starland County
Province	Alberta
Postal Code	T0J 0T0

## Amenities

Parking Spaces	10
Parking	Double Garage Detached, RV Access/Parking, RV Garage
# of Garages	5

## Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Sauna
Appliances	Dryer, Gas Range, Refrigerator, Washer, Microwave Hood Fan
Heating	Boiler, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Courtyard, Garden, RV Hookup
Lot Description	Back Lane, Landscaped, Private, Front Yard
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	February 10th, 2025
Days on Market	128
Zoning	R1

## Listing Details

Listing Office	Real Estate Centre
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