# \$349,900 - 1835 23 Avenue, Delburne

MLS® #A2234544

# \$349,900

4 Bedroom, 2.00 Bathroom, 2,012 sqft Residential on 0.32 Acres

NONE, Delburne, Alberta

Spacious Hilltop Home on Double Lot – Delburne, AB

Discover this beautifully updated 4-bedroom, 2-bathroom home perched on a hill in the peaceful community of Delburne. Offering over 2,000 sq ft of living space, this home combines modern comfort with small-town charm, all set on a generous double lot with a fully fenced backyard.

Key Features:

4 Bedrooms

2 Full 4-Piece Bathrooms

Oversized Garage with inside access

Cozy Wood-Burning Stove in the large family room

Renovated Galley-Style Kitchen with built-in appliances and plenty of cabinetry

Bright Dining and Living Area with large windows and natural light

Basement Rec Room and Utility Room

Ground-Level Deck and walk-out access to backyard

Huge Fenced Backyard with firepit and cement pad (ideal for a future shop)







Recent Updates Include: New Refrigerator (with previous one moved to the garage)

New Flooring & Carpet

Fresh Interior Paint

Roof Shingles Replaced in 2013

The main floor includes a cozy bedroom and full bath, perfect for guests or single-level living. Upstairs you'II find the primary bedroom, another full bath, and an additional bedroom with walk-in closet and ample storage. The basement provides even more space with another bedroom, a rec room, and utility area.

Set in a quiet, family-friendly neighborhood, you're close to schools, parks, and local amenities. Delburne has K-12 school, hockey, curling, golf, playschool, and lots of good neighbours.

Built in 1952

### **Essential Information**

 MLS® #
 A2234544

 Price
 \$349,900

 Bedrooms
 4

 Bathrooms
 2.00

 Full Baths
 2

Square Footage 2,012 Acres 0.32 Year Built 1952

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 1835 23 Avenue

Subdivision NONE

City Delburne

County Red Deer County

Province Alberta
Postal Code T0M 0V0

### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Open Floorplan, Built-in Features, Ceiling Fan(s), Storage

Appliances Gas Stove, Refrigerator, Microwave, Washer/Dryer

Heating Forced Air, Natural Gas, Wood Stove

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

#### **Exterior**

Exterior Features Private Yard, Covered Courtyard, Courtyard, Fire Pit, Storage

Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting,

Fruit Trees/Shrub(s), Few Trees, Lawn

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 113 Zoning R-1

# **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

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