

# \$395,000 - 2102 24 Avenue, Delburne

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MLS® #A2245629

**\$395,000**

5 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.21 Acres

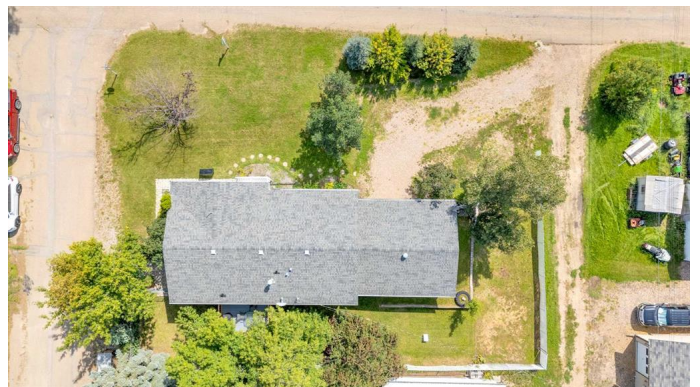
NONE, Delburne, Alberta

This home is a great mix of charm and thoughtful updates, sitting on a spacious lot with mature trees and a fully fenced yard that's perfect for relaxing or entertaining. Whether you're gathered around the fire pit or enjoying the sunshine in the south facing yard, there's plenty of outdoor space to make your own.

Inside, you'll find five bedrooms and three full bathrooms a rare find in this area making it a great option for a large family or someone looking to rent out a portion of the home for extra income. The basement has brand new carpet (2024), and the kitchen features recent upgrades including a dishwasher (2024), along with a new fridge, microwave, and updated light fixtures added in 2025. The electric fireplace brings warmth and comfort to the living room, and the updated flooring ties the space together beautifully.

Other key improvements include updated plumbing and electrical, new gutters, and a convenient side entrance that adds flexibility. The oversized double garage is heated, insulated, and features a floor drain ideal for storage, a workshop, or keeping your vehicles protected year round. There's also RV parking for even more versatility.

Located just blocks from a school, splash park, and playground, this home offers a great setup for families. You'll also appreciate the convenience of nearby shopping and dining in this welcoming small town community. If you're searching for a move in ready home with



space to grow.

Built in 1998

**Essential Information**

MLS® #	A2245629
Price	\$395,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2102 24 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

**Interior**

Interior Features	Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Other  
Lot Description        Corner Lot, Landscaped  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Wood

**Additional Information**

Date Listed              August 6th, 2025  
Days on Market        2  
Zoning                    R1

**Listing Details**

Listing Office            eXp Realty

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