\$157,500 - 2025 23 Ave, Delburne

MLS® #A2224982

\$157,500

1 Bedroom, 1.00 Bathroom, 1,027 sqft Residential on 0.16 Acres

NONE, Delburne, Alberta

Welcome to this very cute Bungalow with one bedroom and an addition thats used as a studio but could easily be a spare bedroom. This home built in early 1940's has a wood frame, concrete basement. A very comfy bedroom, living room with a dining area, a 4 piece bathroom, and then down the hall passing the laundry area and storage shelves. Into the open studio area leading to the rear entrance as well as another boot room / closet. Doorway to the basement where you find furnace, hot water tank, and storage area. Upgrades are newer siding, gutters and downspouts, new Hot water tank in 2018, the addition was built on in 1999, laminate flooring throughout, new linoleum in front entry, and bathroom, new window in front porch. Electrical line from power pole was replaced in 2017. Delburne has K-12 school, with hockey arena, ball diamonds, curling rink, Doctor Office, Pharmacy, shopping, restaurants and a beautiful 9 hole golf course and Seniors activities.

Built in 1940

Essential Information

MLS® # A2224982 Price \$157,500

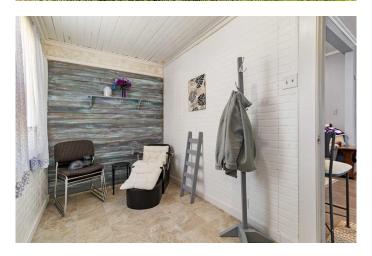
Bedrooms 1

Bathrooms 1.00

Full Baths 1







Square Footage 1,027 Acres 0.16 Year Built 1940

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 2025 23 Ave

Subdivision NONE

City Delburne

County Red Deer County

Province Alberta
Postal Code T0M 0V0

Amenities

Parking Spaces 3

Parking Off Street, Parking Pad

Interior

Interior Features Storage, Vinyl Windows

Appliances Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Unfinished, Partial

Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025

Days on Market 17
Zoning R1

Listing Details

Listing Office Royal Lepage Network Realty Corp.

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