



1810 25 Avenue  
Delburne, Alberta

MLS # A2314544



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,684 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Drive Through, Gravel Driveway, Off Street		
<b>Lot Size:</b>	1.63 Acres		
<b>Lot Feat:</b>	Few Trees		

**Heating:** Boiler, In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt/Gravel

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Wood

**Features:** Bookcases, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Wood Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1 with Discretionary Qua

**Utilities:** -

**Inclusions:** None

Unique opportunity in Delburne! Situated on 1.36 acres, this versatile property at 1810 26 Avenue offers a wide range of potential uses with Residential, Public, and Quasi-Public zoning. Located just 25 minutes east of Red Deer, Delburne is a growing community with small-town charm and excellent amenities. The property features expansive interior space with large open areas, multiple flex rooms, and extensive storage options. The lower level offers substantial unfinished space ready for future development or customization. Existing amenities include 2 fridges, 2 stoves, 2 microwaves, and 2 dishwashers. With its unique layout, modern exterior design, and generous lot size surrounded by mature trees, this property presents an excellent opportunity for residential, institutional, community, or mixed-use potential.