



GRASSROOTS
REALTY GROUP

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1925 23 Avenue
Delburne, Alberta

MLS # A2325821



\$219,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,058 sq.ft.	Age:	1944 (82 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: None

Welcome to the friendly Village of Delburne, located less than 30 minutes from Red Deer, offering small-town living with the convenience of an easy commute. This charming character home features bright, spacious living areas, a functional kitchen, and a versatile upper loft perfect for a bedroom, office, or hobby space. Outside, enjoy a private yard with patio space and the bonus of a large 24' x 26' detached garage, ideal for vehicles, storage, or a workshop. Delburne is a welcoming community with everything you need, including an excellent K–12 school, grocery store, medical centre with pharmacy, sports complex, curling rink, and one of Central Alberta's top-rated golf courses. Whether you're a first-time buyer, downsizing, or looking for an affordable home in a great community, this property is full of potential.