



23243 Township Road 374  
Rural Red Deer County, Alberta

MLS # A2325829

**\$395,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	1.19 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Private, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-37-23-W4
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** None

Rare opportunity to own waterfront property on beautiful Delburne Lake, perfectly situated beside the Delburne Golf Course. Whether you're looking for a year-round home, a weekend retreat, or the perfect location to build your dream home, this property offers endless possibilities. The home enjoys beautiful lake views and direct access to the water. Wake up to peaceful sunrises over Delburne Lake from your waterfront backyard, while the front of the home enjoys warm afternoon and evening sunshine. Spend your days boating, fishing, kayaking, or simply relaxing along the shoreline. The spacious yard is ideal for family gatherings, outdoor entertaining, and taking in the peaceful surroundings. A large 3-bay shop/garage provides excellent storage for vehicles, boats, and recreational equipment. The property also features a generous garden area, mature apple and crabapple trees, and plenty of room to expand or create your ideal lakeside retreat. Located just 200 feet from pavement, you'll enjoy convenient year-round access while experiencing the tranquility of lakeside living. If you've been searching for a waterfront property with incredible views, direct lake access, and unlimited potential, this Delburne Lake property is one you won't want to miss.