



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1836 21 Avenue
Delburne, Alberta

MLS # A2328257



\$184,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	639 sq.ft.	Age:	1953 (73 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Great opportunity to own an affordable home on a 100' x 120' double lot in the welcoming Village of Delburne. This 1½-storey home is perfect for first-time buyers, investors, or anyone looking for a project with plenty of potential. The main floor features a spacious living room, a functional kitchen and dining area, a 4-piece bathroom, and a primary bedroom. Upstairs, two additional rooms that can be used as bedrooms, an office, or extra storage. The basement includes laundry hookups, a newer furnace, and additional storage space. Updates include vinyl windows on most of the main floor, 100-amp electrical service, and a new furnace, new hot water tank, new water lines, new shingles on house, and new washer and dryer. A major bonus is the 26' x 28' insulated detached garage with 9-foot walls, an 8-foot overhead door, concrete floor with drain, and updated siding, soffit, and fascia. Power has been run to the house and is ready to be connected. The large 0.32-acre lot offers mature trees, RV parking, a fire pit area, room for a garden, and endless possibilities for future expansion. Located less than 30 minutes from Red Deer, Delburne offers a K‐12 school, grocery store, restaurants, pharmacy, medical clinic, arena, curling rink, parks, and the award-winning Delburne Golf Club. A fantastic opportunity to renovate, invest, or build equity in a great small-town community.