



GRASSROOTS
REALTY GROUP

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2104 23 Avenue
Delburne, Alberta

MLS # A2336576



\$105,000

Division:	Fawn Meadows		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,016 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	R1
Foundation:	Block	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows		

Inclusions: Refrigerator in Garage

Welcome to your new home! Pride of ownership is evident in this clean, move-in-ready mobile home situated on a huge, fully fenced corner lot. Step inside to a welcoming front living area, perfect for relaxing and unwinding. The heart of the home is the spacious, updated kitchen featuring a gas stove, with convenient laundry and pantry space just off the kitchen. At the rear of the home, you'll find two generously sized bedrooms and an updated four-piece bathroom. Recent improvements include a renovated kitchen, newer flooring throughout, a renovated bathroom with updated plumbing and a new sink, newer windows, a furnace replaced in 2019, and a newer hot water tank. Only a small amount of trim and baseboard finishing remains to complete this home. Outside, the oversized yard offers plenty of space to enjoy and entertain. Highlights include a separately fenced garden area, raised garden beds, a greenhouse frame, an additional greenhouse frame, and mature fruit trees. The 12' x 16' deck, built in 2018 and complete with a pergola, provides the perfect spot for morning coffee, summer entertaining, or relaxing outdoors. With plenty of updates, generous living space, and an exceptional outdoor setup, this home has so much to offer. Come see it for yourself and book your private viewing today!