



**GRASSROOTS**  
REALTY GROUP

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2213 26 Avenue  
Delburne, Alberta

MLS # A2339668



**\$389,000**

|           |                                                     |        |                   |
|-----------|-----------------------------------------------------|--------|-------------------|
| Division: | NONE                                                |        |                   |
| Type:     | Residential/House                                   |        |                   |
| Style:    | Bungalow                                            |        |                   |
| Size:     | 1,171 sq.ft.                                        | Age:   | 1975 (51 yrs old) |
| Beds:     | 3                                                   | Baths: | 2                 |
| Garage:   | Double Garage Attached, Single Garage Attached      |        |                   |
| Lot Size: | 0.23 Acre                                           |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Lawn, Many Trees |        |                   |

|             |                                                                    |            |        |
|-------------|--------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                            | Water:     | Public |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Laminate, See Remarks              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                    | Condo Fee: | -      |
| Basement:   | Full                                                               | LLD:       | -      |
| Exterior:   | Stucco                                                             | Zoning:    | R1     |
| Foundation: | Block                                                              | Utilities: | -      |
| Features:   | Breakfast Bar, Ceiling Fan(s), Laminate Counters, Natural Woodwork |            |        |

**Inclusions:** Central Air, Window Coverings, Shed

Welcome to 2213 26 Avenue in Delburne, a spacious and versatile home offering approximately 1,171 sq. ft. of developed living space, an open design, extensive updates, and exceptional garage space. The main living area features a bright, open layout with skylights that bring additional natural light into the kitchen and living spaces. The home offers plenty of space for comfortable everyday living, with two outdoor areas to enjoy, a rear deck and a covered front deck overlooking the yard. One of the standout features is the amount of attached garage space. The property includes a 21' x 25' double attached garage plus an additional 11' x 25' single attached garage, providing excellent room for vehicles, storage, hobbies or a workshop. A charming garden shed provides even more convenient storage. The lower level adds excellent flexibility and features a full kitchen, bedroom, den, living room and separate entrance, creating potential for a future suite, subject to applicable approvals and requirements. Additional updates and features include central air conditioning installed in 2017, water softener (2008), dual-flush upstairs toilet (2011), gas hot water tank (2013), furnace (2006), submersible effluent sewage pump (2011), leaf gutter protection (2021), and metal roof seams professionally redone in 2025. With its generous developed space, multiple garages, flexible lower level and established yard, this home offers a unique opportunity in the welcoming community of Delburne.