



GRASSROOTS
REALTY GROUP

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2220 22 Avenue
Delburne, Alberta

MLS # A2340011



\$279,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,006 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Outside		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		

Inclusions: All Goods and Chattels

Welcome to this beautifully back-to-the-studs renovated 1,006-square-foot bi-level half duplex, where modern design meets effortless comfort. From the moment you arrive, charming curb appeal sets the tone with a fresh exterior paint job, new roof (2024), gutters, and new front windows. The welcoming entryway features durable ceramic tile flooring and a stylish cedar shiplap accent wall, guiding you into a spacious open-concept main floor. Red oak hardwood flooring, new baseboards, doors, crown moulding, and fresh interior paint extend throughout the entire home, creating a cohesive and elegant atmosphere. The sunny living room opens past a decorative wrought-iron railing into a bright, gourmet kitchen featuring custom kitchen cabinets, elegant quartz countertops with a matching mosaic backsplash, open upper shelving, a generous walk-in pantry, and brand-new appliances including a fridge, dishwasher, and stove. Updated plumbing from the kitchen to the basement ensures worry-free utility. The layout flows directly into the dining area, creating an ideal setting for hosting family and friends. Down the hall, discover a peaceful primary suite along with two additional well-sized bedrooms, each equipped with dedicated closet space. A brand-new, fully updated bathroom with ceramic tile flooring, mosaic shower tile and high-end fixtures serves the main level. Downstairs, the partially finished basement houses a new furnace and hot water tank (HWT), presenting an exceptional canvas for your personal touch. Customize the space to build extra bedrooms, another bathroom, or a family room—perfect for a teenage hideaway, guest quarters, or multigenerational living that adds immediate future value plus plenty of storage options. Step outside to your expansive, west-facing backyard bathed in afternoon sun. Designed for effortless outdoor living, it

boasts a new deck, new partial fencing, low-maintenance landscaping, a private lounge area, and a cozy firepit. Two designated parking stalls right out front add daily convenience. A rebuilt furnace -good as new- and a new hot water tank, installed in 2025, for complete peace of mind. Best of all, this turnkey home comes complete with all furniture and window coverings included. Nestled in a quiet, family-friendly community with small-town charm and easy access to modern conveniences, it's just a 25-minute drive to Red Deer; this move-in-ready property offers the ultimate sanctuary. Book your showing today!