



GRASSROOTS
REALTY GROUP

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2013 19 Avenue
Delburne, Alberta

MLS # A2340550



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,234 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: BBQ, Fire Pit, Wood, Lawn Furniture, Air Compressor

Welcome Home to Delburne! SPACE, COMFORT & SMALL-TOWN CHARM! This fantastic 4-bedroom, 3-bathroom bungalow offers just over 2300 sqft of livable space! a fully finished basement, oversized heated double attached garage, and a huge backyard! The bright main floor features a spacious kitchen with maple cabinets, island, pantry and reverse osmosis water system, plus a sunny dining area with direct access to the rear deck. The primary bedroom includes an ensuite and walk-in closet, with a second bedroom and 4-piece bath completing the main floor. Downstairs offers an extra-large family room, two additional bedrooms, full bathroom and spacious laundry/craft/workout room—plenty of room for the whole family! Enjoy the massive backyard, perfect for kids, pets, entertaining and summer BBQs, along with the oversized heated garage offering plenty of room for vehicles, storage and hobbies. Located in welcoming Delburne, close to schools, parks, recreation, amenities and golf. Enjoy the relaxed small-town lifestyle with plenty of space to call your own. A wonderful family home with a huge yard, great features and quick possession!