



GRASSROOTS
REALTY GROUP

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1901 22 Avenue
Delburne, Alberta

MLS # A2344662



\$93,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	744 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: rain barrels

Good value here on this triple lot in Delburne with tons of potential! Nice quiet neighborhood with an older home in need of TLC or build the home of your dreams. The yard is huge and has lots of perennial shrubs and flowers. Close to all local amenities. Delburne has lots to offer, many family & elder activities. Note: stated square footage reflects the main floor only. The second floor, which has space for additional bedrooms was not accessible for measurement and is not included in the total square footage. The home offers more finished living space than the listed square footage suggests.