

\$349,900 - 1835 23 Avenue, Delburne

MLS® #A2234544

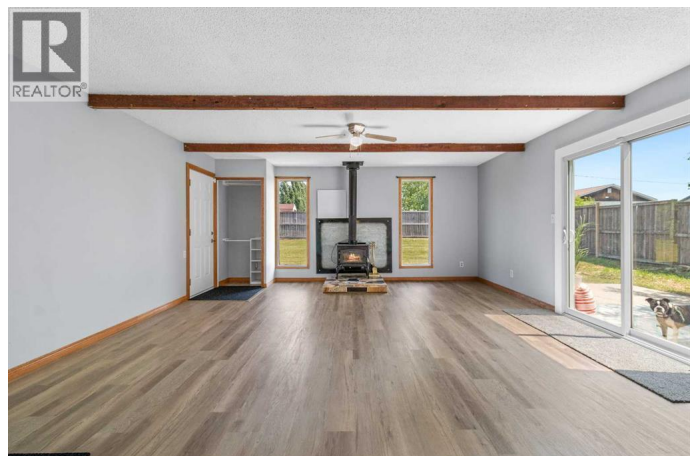
\$349,900

4 Bedroom, 2.00 Bathroom, 2,012 sqft

Single Family on 0.32 Acres

N/A, Delburne, Alberta

Spacious Hilltop Home on Double Lot – Discover this beautifully updated 4-bedroom, 2-bathroom home perched on a hill in the peaceful community of Delburne. Offering over 2,000 sq ft of living space, this home combines modern comfort with small-town charm, all set on a generous double lot with a fully fenced backyard. Key Features: 4 Bedrooms 2 Full 4-Piece Bathrooms Oversized Garage with inside access Cozy Wood-Burning Stove in the large family room Renovated Galley-Style Kitchen with built-in appliances and plenty of cabinetry Bright Dining and Living Area with large windows and natural light Basement Rec Room and Utility Room Ground-Level Deck and walk-out access to backyard Huge Fenced Backyard with firepit and cement pad (ideal for a future shop) Recent Updates Include: New Refrigerator (with previous one moved to the garage) New Flooring & Carpet Fresh Interior Paint Roof Shingles Replaced in 2013 The main floor includes a cozy bedroom and full bath, perfect for guests or single-level living. Upstairs you'll find the primary bedroom, another full bath, and an additional bedroom with walk-in closet and ample storage. The basement provides even more space with another bedroom, a rec room, and utility area. Set in a quiet, family-friendly neighborhood, you're close to schools, parks, and local amenities. Delburne has K-12 school, hockey, curling, golf, playschool, and lots of good neighbours. (id:6289)



Built in 1952

Essential Information

Listing #	A2234544
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Square Footage	2,012
Acres	0.32
Year Built	1952
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1835 23 Avenue
Subdivision	N/A
City	Delburne
Province	Alberta
Postal Code	T0M0V0

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Microwave, Washer & Dryer
Heating	Natural gas, Wood Forced air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Stucco
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Exterior Features	Fruit trees, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Network Realty Corp.



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