

\$349,900 - 2302 19th Street, Delburne

MLS® #A2206610

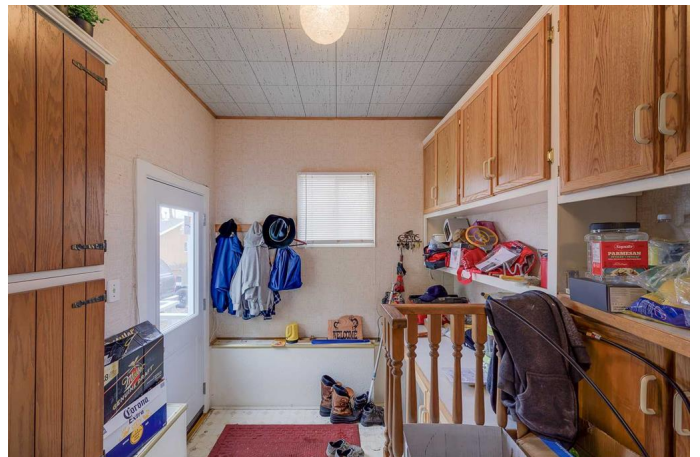
\$349,900

4 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.48 Acres

NONE, Delburne, Alberta

Welcome to this beautiful character home with large double lot, bordered with trees and fence for privacy. A 20x20 detached garage/workshop along with garden shed, greenhouse and huge yard that rolls down into a treed fenced valley. Going inside you are welcomed into an entry/boot room with plenty of storage cupboards and shelves. Up few stairs into the galley style kitchen, cupboards, large window over sink brings lots of light, with room for table and chairs. Through the kitchen into the formal dining room and follow into a large living room. Carpet on the floor but underneath shows hardwood. Main floor has 2 good sized bedrooms, and a 4 piece bath and storage closets. Upper level has a large bedroom with a 2 piece bathroom, and an extra large walk in closet. Downstairs to the bottom level you will find 2 good sized bedrooms, storage areas, and a new furnace, hot water tank, water softener and charcoal filter system. Off the dining room is a large deck with stairs to exit to the hot tub. Plenty of off street parking and RV parking. The home has high speed internet installed. Come see Delburne, a friendly community with a K-12 school, hockey and curling center, golf course, walking trails, medical center with drugstore, gas station, restaurants and grocery stores. Recent upgrades are furnace, HW tank, Water Softener/Filtration. Some new windows, new entry door, new patio doors, recent 200 amp power upgrade, and a 30 Amp RV plug at garage.



Built in 1940

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2206610 |
| Price | \$349,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,244 |
| Acres | 0.48 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2302 19th Street |
| Subdivision | NONE |
| City | Delburne |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0M 0V0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Laminate Counters, Open Floorplan, Vinyl Windows, Wood Windows |
| Appliances | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters, Storage |
| Lot Description | Few Trees, Garden, Landscaped, Lawn, Sloped |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 33 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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