

# \$429,900 - 8 Fawn Meadows Crescent, Delburne

MLS® #A2223969

**\$429,900**

4 Bedroom, 4.00 Bathroom, 1,830 sqft

Residential on 0.15 Acres

Fawn Meadows, Delburne, Alberta

Come see this beautiful 4 bedroom, 3 bathroom 2 storey home located in Delburne, close to schools, parks and walking distance to the golf course. In the entry way you can enter in to the living room with gas fireplace with mantle, and then into the kitchen area. Very useable kitchen island with built in wine rack, with corner pantry and double corner windows over sink. Lots of cupboards and storage, and a nice sized dining room, with lots of windows and garden door out to the deck. Going upstairs you will find the bright bonus room / family TV room over the garage. Primary bedroom has walk in closet and a beautiful spa like ensuite with corner jetted tub and separate shower. Also 2 more large bedrooms upstairs that share the 4 piece bathroom. Fully finished basement has in floor heating, 3 piece bathroom with shower, family room area, and another potential bedroom with large closet area. A great layout and well cared for home. Every home in town has fiber optic high speed installed. Delburne has many amenities including a K-12 school, Doctors office, Pharmacy, grocery stores, baseball, hockey, curling, bike park, and a beautiful golf course. Come take a look.

Built in 2008

## Essential Information

MLS® #                      A2223969

Price                        \$429,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,830
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Fawn Meadows Crescent
Subdivision	Fawn Meadows
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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