

\$157,500 - 2025 23 Ave, Delburne

MLS® #A2224982

\$157,500

1 Bedroom, 1.00 Bathroom, 1,027 sqft

Residential on 0.16 Acres

NONE, Delburne, Alberta

Welcome to this very cute Bungalow with one bedroom and an addition that's used as a studio but could easily be a spare bedroom. This home built in early 1940's has a wood frame, concrete basement. A very comfy bedroom, living room with a dining area, a 4 piece bathroom, and then down the hall passing the laundry area and storage shelves. Into the open studio area leading to the rear entrance as well as another boot room / closet.

Doorway to the basement where you find furnace, hot water tank, and storage area. Upgrades are newer siding, gutters and downspouts, new Hot water tank in 2018, the addition was built on in 1999, laminate flooring throughout, new linoleum in front entry, and bathroom, new window in front porch. Electrical line from power pole was replaced in 2017. Delburne has K-12 school, with hockey arena, ball diamonds, curling rink, Doctor Office, Pharmacy, shopping, restaurants and a beautiful 9 hole golf course and Seniors activities.

Built in 1940

Essential Information

| | |
|------------|-----------|
| MLS® # | A2224982 |
| Price | \$157,500 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|-------------|
| Square Footage | 1,027 |
| Acres | 0.16 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2025 23 Ave |
| Subdivision | NONE |
| City | Delburne |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0M 0V0 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 3 |
| Parking | Parking Pad, Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Storage, Vinyl Windows |
| Appliances | Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Front Yard, Private, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 60 |
| Zoning | R1 |

Listing Details

Listing Office Royal LePage Network Realty Corp.

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