

# \$169,900 - 2025 23 Ave, Delburne

MLS® #A2224982

**\$169,900**

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	\$169,900
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	Off Street, Parking Pad

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 29th, 2025
Days on Market	2
Zoning	R1

**Listing Details**

Listing Office                  Royal LePage Network Realty Corp.

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