

\$229,900 - 1802 22 Avenue, Delburne

MLS® #A2244451

\$229,900

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.21 Acres

NONE, Delburne, Alberta

Welcome to 1802 22 Avenue in Delburne—where small-town living meets everyday comfort. This well-maintained home is clean, bright, and ready for new owners. Featuring 2 spacious bedrooms on the main level, plus a versatile office that could serve as a 3rd bedroom, there's room to grow. The kitchen is a highlight, offering an abundance of updated cabinetry and space for family gatherings.

Step outside and fall in love with the oversized, fully fenced lot (68x140 ft) — complete with mature trees, a charming small garage, and a west-facing deck with gazebo, perfect for relaxing evenings or summer BBQs.

Key updates include: a new hot water tank (2018), shingles (2018), and deck (2019). Conveniently located on the south side of Delburne, right across from the Recreation Grounds and just two blocks from the school and arena.

Whether you're a first-time buyer, downsizer, or investor, this is an excellent opportunity to enjoy the peaceful pace of village life with amenities close at hand.

Built in 1957

Essential Information

MLS® #

A2244451



Price	\$229,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.21
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1802 22 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partially Finished, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Combination

Additional Information

Date Listed	July 30th, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office	Century 21 Advantage
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