

# \$209,900 - 113 3 Avenue Nw, Delia

MLS® #A2249605

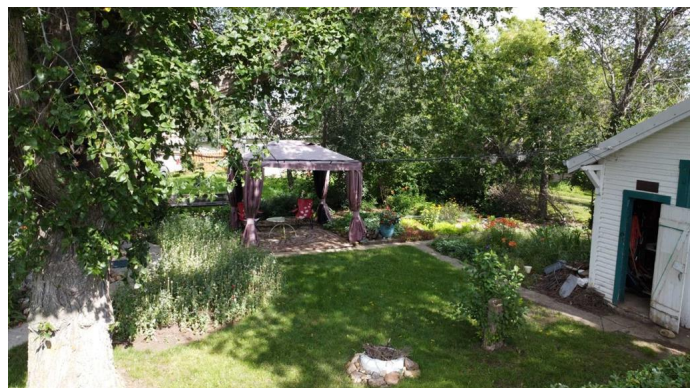
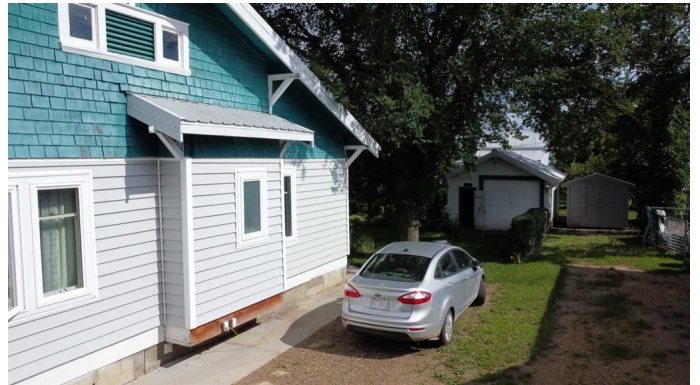
**\$209,900**

2 Bedroom, 1.00 Bathroom, 1,162 sqft

Residential on 0.14 Acres

NONE, Delia, Alberta

Step back in time with this beautifully maintained 1917 character home, full of warmth, history, and unique details. From the moment you enter, you'll appreciate the craftsmanship and charm that has been thoughtfully preserved while enjoying the comfort of modern updates. Inside, stunning hardwood floors set the stage for timeless character features, including classic parlour doors that open from the living room into the dining room, elegant plate rails, and a cozy electric fireplace. A built-in bench seat with hidden storage adds both charm and practicality. The spacious kitchen offers plenty of room for family gatherings and everyday living, with windows throughout the home filling the space with natural light. The main floor features two generous bedrooms, including a primary suite with a walk-in closet, and a beautifully updated 4-piece bathroom. Numerous upgrades have already been completed for your peace of mind, including a metal roof, newer windows, insulation, wiring, plumbing, and furnace. Outside is just as inviting. The landscaped yard is a gardener's dream with established perennials, succulents, and a covered gazebo area with a lovely rock/brick inlay—perfect for relaxing or entertaining. The garage has been converted into storage, while the large driveway provides ample space for several vehicles, including RV parking. Delia is a welcoming small town of about 150 residents, offering the perfect blend of peace and



convenience. With a brand-new K&#12 school, plus essentials such as a bank, post office, store, hair salon, and restaurant, you&#TMll enjoy the ease of small-town living while being only 30 minutes from Drumheller and 25 minutes from Hanna. Don&#TMt miss this rare opportunity to own a piece of history with modern comforts. Call your Realtor today to arrange your private showing!

Built in 1917

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249605    |
| Price          | \$209,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,162       |
| Acres          | 0.14        |
| Year Built     | 1917        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 113 3 Avenue Nw |
| Subdivision | NONE            |
| City        | Delia           |
| County      | Starland County |
| Province    | Alberta         |
| Postal Code | T0J 0W0         |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Crown Molding, High Ceilings, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------|

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Appliances      | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating         | Forced Air                                             |
| Cooling         | None                                                   |
| Fireplace       | Yes                                                    |
| # of Fireplaces | 1                                                      |
| Fireplaces      | Electric                                               |
| Has Basement    | Yes                                                    |
| Basement        | Full, Unfinished                                       |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage |
| Lot Description   | Back Lane, Back Yard, Garden            |
| Roof              | Metal                                   |
| Construction      | Wood Frame, Wood Siding                 |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 42                |
| Zoning         | R2                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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