



GRASSROOTS
REALTY GROUP

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1835 23 Avenue
Delburne, Alberta

MLS # A2234544



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: None

Spacious Hilltop Home on Double Lot & Delburne, AB Discover this beautifully updated 4-bedroom, 2-bathroom home perched on a hill in the peaceful community of Delburne. Offering over 2,000 sq ft of living space, this home combines modern comfort with small-town charm, all set on a generous double lot with a fully fenced backyard. Key Features: 4 Bedrooms 2 Full 4-Piece Bathrooms Oversized Garage with inside access Cozy Wood-Burning Stove in the large family room Renovated Galley-Style Kitchen with built-in appliances and plenty of cabinetry Bright Dining and Living Area with large windows and natural light Basement Rec Room and Utility Room Ground-Level Deck and walk-out access to backyard Huge Fenced Backyard with firepit and cement pad (ideal for a future shop) Recent Updates Include: New Refrigerator (with previous one moved to the garage) New Flooring & Carpet Fresh Interior Paint Roof Shingles Replaced in 2013 The main floor includes a cozy bedroom and full bath, perfect for guests or single-level living. Upstairs you'll find the primary bedroom, another full bath, and an additional bedroom with walk-in closet and ample storage. The basement provides even more space with another bedroom, a rec room, and utility area. Set in a quiet, family-friendly neighborhood, you're close to schools, parks, and local amenities. Delburne has K-12 school, hockey, curling, golf, playschool, and lots of good neighbours.