



GRASSROOTS
REALTY GROUP

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1911 20 Street
Delburne, Alberta

MLS # A2260704



\$165,000

Division:	Fawn Meadows		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,123 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Metal Frame, Vinyl Siding	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Welcome to 1911 20 Street in the charming community of Delburne! This well-maintained 1,123 sq ft, 3-bedroom, 2-bathroom mobile home sits on a spacious corner lot, fully fenced for privacy and backing onto peaceful greenspace—a perfect setting for families, pet owners, or anyone who values a bit of extra room to breathe. Step inside to a large entryway, offering plenty of space for coats, boots, and seasonal storage. Just off the foyer is a versatile flex space that can serve as a home office, playroom, or hobby space—whatever suits your lifestyle. The home features updated vinyl plank flooring throughout, giving it a modern feel with easy maintenance. The primary bedroom includes a walk-in closet and a private 3-piece ensuite, offering a quiet retreat at the end of the day. Two additional bedrooms and another full bathroom provide comfortable living for family or guests. Outside, you'll find a large storage shed and room to garden, entertain, or simply relax. The tin roof adds durability and peace of mind. Located just a short walk from Fawn Meadows Golf & Country Club, this home is perfect for golf enthusiasts or those who enjoy outdoor recreation. Affordable, comfortable, and located in a welcoming small-town setting—this is a great opportunity to own a home you'll love!