



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1827 23 Avenue
Delburne, Alberta

MLS # A2262889



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,277 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Tankless Hot Water, Vinyl Windows, Wood Windows		

Inclusions: Window Coverings, Garden Shed,

Welcome to this unique layout of a home. As you drive up the long driveway and come around the corner to the rear entry way. This level of the home is a large family room, with an office room tucked around the back. The garage was converted years ago into a front drive shed for bikes and tool space for a workshop. Going past the entry way down a few steps into the lower level which is where the laundry room, a 2 piece bathroom and then walk into the spacious kitchen and dining area. Around the corner is the entrance to the crawl space where the furnace, hot water heater, water softener are located. Up the stairs to the primary bedroom with a gas fireplace and a large closet room. Up a few more steps brings you to 2 more bedrooms and a 4 piece bathroom. The fenced double lot has lots of room as well as apple trees, a shed a patio area along with firepit and all is situated in a quiet area of the town. Upgrades are new shingles in 2019, most new windows and doors. This home is vacant and ready for a family to come enjoy.