



GRASSROOTS
REALTY GROUP

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2013 25th Avenue
Delburne, Alberta

MLS # A2272076



\$194,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1945 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: Shed

Welcome to cute and affordable. This Bungalow boasts many qualities and upgrades and reno's completed over the years. Up the stairs to the west facing deck you can enter the home. Walk into the kitchen and dining room that is bright with newer cabinets and beautiful hardwood flooring. Down the hall takes you to the 3 piece bathroom with stand up shower and then into the laundry room. Back out through the kitchen into the living room with the primary bedroom off to the side. Down a couple steps takes you into another bedroom area with rec room that has lots of room for the pool table, which also has a separate entrance. In this area is where you find the stairway down to the basement of the home where the furnace and hot water tank reside. Upgrades recently are shingles in 2015, and furnace and hot water tank. Includes a 10' x 12' shed in backyard. Located across from the park / playground. Has the deck out front and a patio area and firepit in back yard. Delburne has many great features including multiple restaurants, Grocery Stores, Banks, Doctors Office, Pharmacy, Curling and Hockey rinks and a gorgeous golf course.