



**253215 Range Road 280
Delacour, Alberta**

MLS # A2296247



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Off Street		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Citation Holiday Trailer & Tractor (As Is where is)

Rare 0.45-acre gem in the quiet Hamlet of Delacour! This well-maintained, cozy 2 bedroom, 1 bathroom older home is perfectly situated directly across from The Canal at Delacour Golf Club. Enjoy the ultimate lifestyle balance with peaceful country living just minutes from city amenities and the International Airport just off Country Hills Boulevard(HWY 564). The sprawling lot features a carport, ample storage, and RV parking, plus a private area perfect for "camping" in your own backyard. Whether you're looking for a serene retreat or a prime location with incredible potential, this property delivers.