



**2021 23 Avenue
Delburne, Alberta**

MLS # A2300598



\$169,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1938 (88 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Charming character home loaded with upgrades, situated on an oversized 62x140 lot (2.5 lots) in Delburne! This property blends classic charm with modern improvements, offering both comfort and functionality. Recent updates include newer shingles, a high-efficiency furnace, newer hot water tank, upgraded electrical panel, improved plumbing, updated bathrooms, and select newer flooring and windows. The main floor has been refreshed with new drywall and upgraded insulation, while the freshly repainted front exterior adds to the home's curb appeal. The kitchen features a mix of quartz and granite countertops, complemented by stainless steel appliances. One bedroom, 2 PC bath and laundry on main floor with 2 bedrooms and a 3 PC bathroom on upper floor. Outside, enjoy the expansive yard space along with a large shop, ideal for hobbies, and storage. A fantastic opportunity to own a home with character, space, and upgrades in a welcoming community!