

# \$348,900 - 8 Fawn Meadows Drive, Delburne

MLS® #A2232179

**\$348,900**

3 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.15 Acres

Fawn Meadows, Delburne, Alberta

Welcome to this well-maintained bi-level home located in the peaceful community of Delburne, Alberta. Situated in a friendly and quiet neighborhood, this property offers the perfect blend of small-town charm and modern comfort.

Inside, youâ€™ll find gorgeous hardwood floors throughout the main living areas, creating a warm and inviting atmosphere. The bright and airy layout is complemented by a fully enclosed sunroom â€“ a fantastic space to enjoy your morning coffee, relax with a book, or entertain guests in every season. This home also offers peace of mind with recent updates, including a newer furnace and hot water heater â€“ providing improved energy efficiency and year-round comfort.

Outside, the large backyard provides endless possibilities, whether you envision a garden oasis, play area, or space for summer gatherings. The front yard is equally inviting, featuring mature trees that add beauty and shade, along with pre-made flower beds that are ready for your personal touch. Whether youâ€™re an avid gardener or just appreciate a well-cared-for yard, the outdoor space offers a wonderful balance of functionality and charm.

With generous natural light, functional space on both levels, and great curb appeal, this home is perfect for families, first-time buyers, or anyone looking for a charming place to call home. Donâ€™t miss your chance to own this lovely property in the heart of Delburne â€“



where community and comfort meet.

Built in 2007

### Essential Information

MLS® #	A2232179
Price	\$348,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	8 Fawn Meadows Drive
Subdivision	Fawn Meadows
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M0V0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full, Walk-Up To Grade
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## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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