

# \$180,000 - 1824 21 Avenue, Delburne

MLS® #A2247400

## \$180,000

5 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.16 Acres

NONE, Delburne, Alberta

This 5 bedroom, 2 bathroom bi-level will require renovations to get it back to its former glory. 2 bedrooms on the main floor and 3 bedrooms in the basement. Large living room with an abundance of light coming in from the East. From the kitchen, you can open the sliding patio doors and walk out to the 10' x 16' cedar deck and down to the 10' x 16' ground-level patio. There is a large recreation room in the basement with a wood-burning stove, storage room, workshop area / 5th bedroom, cold room under the stairs. Metal roof, Harley shed/garage on the front driveway, beautifully landscaped backyard with a large garden, fruit trees ( crab apple, apple, black currant ), an abundance of perennial plants ( hostas, ferns ), 2 water features, 8' fence for privacy, power to 8' x 13' storage shed for gardening tools. There are three parking spots in the front and on the street parking. Recent upgrades: Metal roof 2015, back deck cedar 2019, all weather plastic triple pane windows in main bedrooms 2017, new furnace and HWT 2017, refrigerator and stove 2019, bedrooms upstairs have 2 layers of rock sheet on wall for sound proofing. Enjoy living in the peaceful Village of Delburne which has a school, grocery stores, golf course, walking trails, gas station and many other businesses.

Built in 1976

## Essential Information



MLS® #	A2247400
Price	\$180,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1824 21 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M0V0

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Multiple Driveways

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard, Garden
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, Treed, Fruit Trees/Shrub(s)
Roof	Metal
Construction	Stucco, Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	3
Zoning	R2

### **Listing Details**

Listing Office	Century 21 Maximum
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