

# \$389,900 - 1835 23 Avenue, Delburne

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MLS® #A2234544

**\$389,900**

4 Bedroom, 2.00 Bathroom, 2,012 sqft

Residential on 0.32 Acres

NONE, Delburne, Alberta

Spacious Hilltop Home on Double Lot â€“  
Delburne, AB

Discover this beautifully updated 4-bedroom, 2-bathroom home perched on a hill in the peaceful community of Delburne. Offering over 2,000 sq ft of living space, this home combines modern comfort with small-town charm, all set on a generous double lot with a fully fenced backyard.

Key Features:

4 Bedrooms

2 Full 4-Piece Bathrooms

Oversized Garage with inside access

Cozy Wood-Burning Stove in the large family room

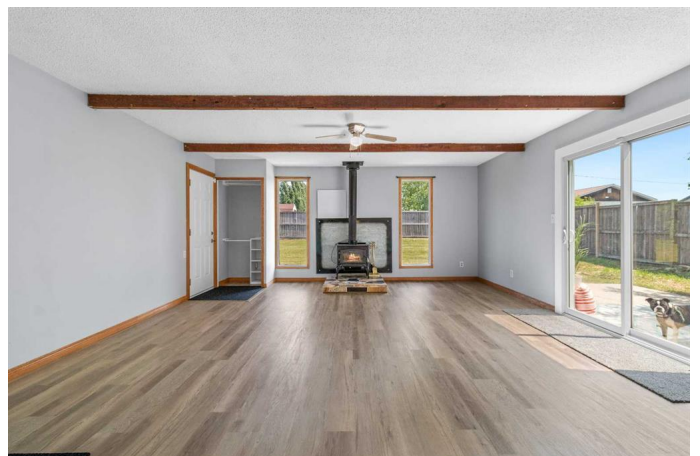
Renovated Galley-Style Kitchen with built-in appliances and plenty of cabinetry

Bright Dining and Living Area with large windows and natural light

Basement Rec Room and Utility Room

Ground-Level Deck and walk-out access to backyard

Huge Fenced Backyard with firepit and cement pad (ideal for a future shop)



#### Recent Updates Include:

New Refrigerator (with previous one moved to the garage)

New Flooring & Carpet

Fresh Interior Paint

Roof Shingles Replaced in 2013

The main floor includes a cozy bedroom and full bath, perfect for guests or single-level living. Upstairs youâ€™ll find the primary bedroom, another full bath, and an additional bedroom with walk-in closet and ample storage. The basement provides even more space with another bedroom, a rec room, and utility area.

Set in a quiet, family-friendly neighborhood, you're close to schools, parks, and local amenities. Delburne has K-12 school, hockey, curling, golf, playschool, and lots of good neighbours.

Built in 1952

#### Essential Information

MLS® #	A2234544
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,012
Acres	0.32
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1835 23 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage
Appliances	Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Courtyard, Covered Courtyard, Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	31
Zoning	R-1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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