

\$339,900 - 1827 23 Avenue, Delburne

MLS® #A2262889

\$339,900

3 Bedroom, 2.00 Bathroom, 1,277 sqft

Residential on 0.32 Acres

NONE, Delburne, Alberta

Welcome to this unique layout of a home. As you drive up the long driveway and come around the corner to the rear entry way. This level of the home is a large family room, with an office room tucked around the back. The garage was converted years ago into a front drive shed for bikes and tool space for a workshop. Going past the entry way down a few steps into the lower level which is where the laundry room, a 2 piece bathroom and then walk into the spacious kitchen and dining area. Around the corner is the entrance to the crawl space where the furnace, hot water heater, water softener are located. Up the stairs to the primary bedroom with a gas fireplace and a large closet room. Up a few more steps brings you to 2 more bedrooms and a 4 piece bathroom. The fenced double lot has lots of room as well as apple trees, a shed a patio area along with firepit and all is situated in a quiet area of the town. Upgrades are new shingles in 2019, most new windows and doors. This home is vacant and ready for a family to come enjoy.

Built in 1959

Essential Information

MLS® #	A2262889
Price	\$339,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,277
Acres	0.32
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1827 23 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Tankless Hot Water, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier, Water Softener, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped,

	Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	October 9th, 2025
Days on Market	32
Zoning	R1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.