

# \$182,500 - 2026 26 Avenue, Delburne

MLS® #A2212155

**\$182,500**

1 Bedroom, 2.00 Bathroom, 622 sqft

Residential on 0.14 Acres

NONE, Delburne, Alberta

This cozy detached home on its own lot could be for someone just starting out, or maybe downsizing. This home has been totally renovated in the past couple years. From walking in the front door to a good sized living room that flows into the kitchen and dining room. A back entry way / storage area with stairs going to basement, as well as a 3 piece bathroom with stand up shower finish off the main level. Downstairs includes the bedroom, a 2 piece bathroom, laundry, storage rooms and utility / furnace room. With a small deck on the front of the house to enjoy the sunshine and watch kids playing in the playground / waterpark, and a larger deck along the side and rear of the house to enjoy a bbq and the peace and quiet of small town living. Delburne is growing and includes all the necessities of a Village. K-12 School, Arena, Curling, Golfing, Restaurants, Doctor's Office, Pharmacy, Walking Trails and a very friendly atmosphere. Upgrades to this home are: Shingles and Siding in 2017, Doors and Windows in 2017, Dishwasher is brand new, Fridge, Stove and Microwave new in 2023, Furnace new in 2012, HWT new in 2021, Flooring new in 2023, New Cupboards, all Window Coverings included, Security Cameras included, 2 garden sheds included.

Built in 1925

## Essential Information



MLS® #	A2212155
Price	\$182,500
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	622
Acres	0.14
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2026 26 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

### **Amenities**

Parking Spaces	2
Parking	Driveway, Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Master Downstairs, Vinyl Windows
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 18th, 2025

Days on Market        19

Zoning                 R2

### **Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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