

# \$369,900 - 1835 23 Avenue, Delburne

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MLS® #A2234544

**\$369,900**

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

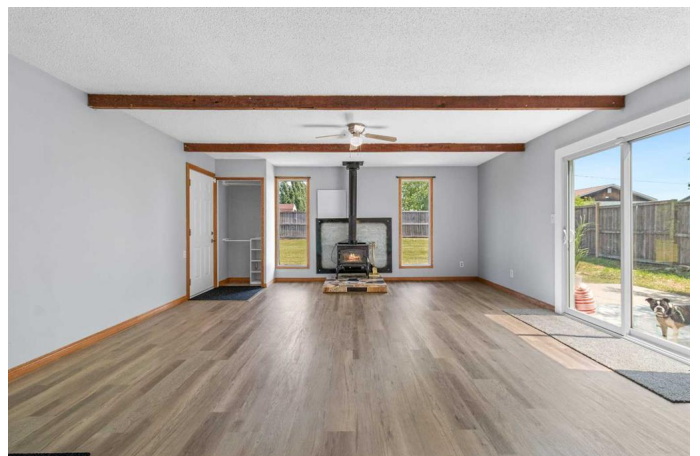
Renovated Galley-Style Kitchen with built-in appliances and plenty of cabinetry

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          | \$369,900   |
| 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        | Microwave, Refrigerator, Washer/Dryer, Gas Stove           |
| 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, Fire Pit, Private Yard, Storage, Covered Courtyard                                           |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Fruit Trees/Shrub(s), Few Trees, Street Lighting |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Stucco, Wood Frame                                                                                      |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 44              |
| Zoning         | R-1             |

## Listing Details

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

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