

# \$170,000 - 1824 21 Avenue, Delburne

MLS® #A2247400

## \$170,000

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 extensive interior 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. This can once again be a beautiful home if you are willing to do the renovations.

Built in 1976



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247400    |
| Price          | \$170,000   |
| 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        | Basement, Wood Burning                                                          |
| Has Basement      | Yes                                                                             |
| Basement          | Full                                                                            |

**Exterior**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 91               |
| Zoning         | R2               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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