

# \$154,900 - 1836 21 Avenue, Delburne

MLS® #A2177179

**\$154,900**

3 Bedroom, 1.00 Bathroom, 569 sqft  
Residential on 0.32 Acres

NONE, Delburne, Alberta

Welcome to this work in progress handyman special with great potential. Situated on a double lot of 100 x 140 feet, this cute story and a half located in the thriving community of Delburne that offers everything a small town can. Full K-12 school, grocery stores, restaurants, drugstore, doctors office and community events from the arena, curling rink, dog park, ball diamonds and the award winning golf course known throughout Alberta.

The home features a walk up to main floor style, with main bathroom located to your left, then walking thru kitchen and eating area that comes with Fridge and Stove, into a large living room with the primary bedroom finishing out the main floor. Upstairs brings you 2 cute rooms that could be used for storage or spare room. Downstairs brings you the laundry hookups, a newer furnace, the hot water tank that may or may not be functional and a couple more rooms for storage or hobby rooms. Most of the main floor windows have been changed over to vinyl windows. The poured concrete foundation has a crack that has been repaired and another crack ready to be filled. This home does have 100 amp service. To the back of the yard comes a large double insulated garage at 26 x 28 with nine foot walls and a full 8 foot high door. Some roofing supplies are present and will stay with purchase. Garage power has been run to the house but not hooked up. Garage is insulated, full concrete pad with drain, has new siding, soffit and fascia. The 14000 sq ft lot is



amazing to have a treed off area for fire pit use, RV parking, possible room for home expansion or even a full rebuild if in the budget. This home has the utilities currently turned off, will eventually need shingles, and some handy finishing to be able to live in it. We are priced to sell and motivated.

Built in 1953

### **Essential Information**

MLS® #	A2177179
Price	\$154,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.32
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1836 21 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows, Wood Windows
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Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 5th, 2024
Days on Market	169
Zoning	R2

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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