

# \$309,900 - 1804 27 Avenue, Delburne

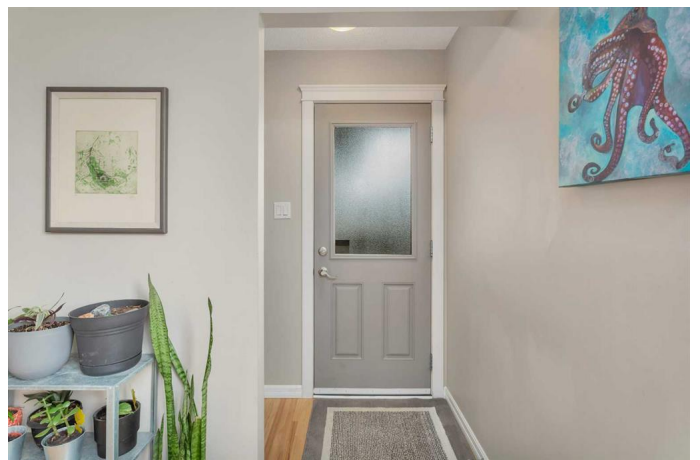
MLS® #A2212352

**\$309,900**

3 Bedroom, 1.00 Bathroom, 1,162 sqft  
Residential on 0.15 Acres

NONE, Delburne, Alberta

Welcome to this beautifully updated raised bungalow in the heart of Delburne, Alberta! With 3 bedrooms and 1 bathroom, this home blends classic charm with modern updates. Originally built in 1965, it underwent a major renovation in 2016, including the addition of a full-height basement with impressive 10'™ ceilings. The basement is roughed in for a bathroom and ready for your personal touch™ perfect for extra living space. Inside, you™ love the combination of hardwood, tile, and laminate flooring, offering durability throughout. The landscaped, fully fenced backyard is a true retreat, complete with a firepit, garden spots, and room to relax or entertain. Additional features include a water softener and thoughtful updates throughout. Located directly across from the local school and just steps from shopping and amenities, this home is ideal for families. And with Red Deer only 25 minutes away, you™ enjoy easy access to the city while soaking up the peace and quiet of small-town living. This move-in ready gem is full of potential™ come see what makes life in Delburne so special!



Built in 1965

## Essential Information

MLS® #	A2212352
Price	\$309,900
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,162
Acres	0.15
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1804 27 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street
Waterfront	See Remarks

### **Interior**

Interior Features	Laminate Counters, Pantry
Appliances	See Remarks
Heating	Forced Air, Geothermal
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 21st, 2025

Days on Market 1

Zoning R1

## **Listing Details**

Listing Office Greater Property Group

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