

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

MLS® #A2212352

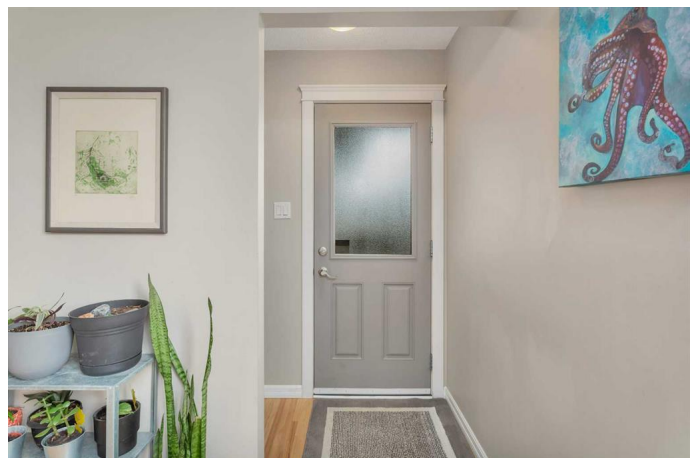
**\$309,900**

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'll 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'll 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, Off Street, Gravel Driveway |
| Waterfront     | See Remarks                               |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | Pantry, Laminate Counters |
| Appliances        | See Remarks               |
| Heating           | Forced Air, Natural Gas   |
| 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 | 25               |
| Zoning         | R1               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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