



1835 23 Avenue , Delburne, Alberta - \$349,900



Main Photo

Property Description

Spacious Hilltop Home on Double Lot – 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



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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 you'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.

REALTOR Referral



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