

\$348,900 - 8 Fawn Meadows Drive, Delburne

MLS® #A2232179

\$348,900

3 Bedroom, 2.00 Bathroom, 1,075 sqft
Residential on 0.15 Acres

Fawn Meadows, Delburne, Alberta

Welcome to this well-maintained bi-level home located in the peaceful community of Delburne, Alberta. Situated in a friendly and quiet neighborhood, this property offers the perfect blend of small-town charm and modern comfort.

Inside, you'll find gorgeous hardwood floors throughout the main living areas, creating a warm and inviting atmosphere. The bright and airy layout is complemented by a fully enclosed sunroom – a fantastic space to enjoy your morning coffee, relax with a book, or entertain guests in every season. This home also offers peace of mind with recent updates, including a newer furnace and hot water heater – providing improved energy efficiency and year-round comfort.

Outside, the large backyard provides endless possibilities, whether you envision a garden oasis, play area, or space for summer gatherings. The front yard is equally inviting, featuring mature trees that add beauty and shade, along with pre-made flower beds that are ready for your personal touch. Whether you're an avid gardener or just appreciate a well-cared-for yard, the outdoor space offers a wonderful balance of functionality and charm.

With generous natural light, functional space on both levels, and great curb appeal, this home is perfect for families, first-time buyers, or anyone looking for a charming place to call home. Don't miss your chance to own this lovely property in the heart of Delburne –



where community and comfort meet.

Built in 2007

Essential Information

MLS® #	A2232179
Price	\$348,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8 Fawn Meadows Drive
Subdivision	Fawn Meadows
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M0V0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full, Walk-Up To Grade

Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025

Days on Market 31

Zoning R1

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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