

\$389,900 - 1835 23 Avenue, Delburne

MLS® #A2234544

\$389,900

4 Bedroom, 2.00 Bathroom, 2,012 sqft

Residential on 0.32 Acres

NONE, Delburne, Alberta

Spacious Hilltop Home on Double Lot â€“
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

2 Full 4-Piece Bathrooms

Oversized Garage with inside access

Cozy Wood-Burning Stove in the large family room

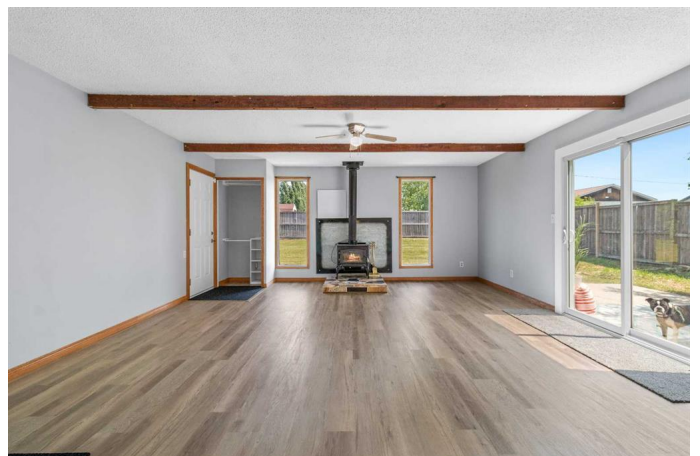
Renovated Galley-Style Kitchen with built-in appliances and plenty of cabinetry

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 youâ€™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.

Built in 1952

Essential Information

MLS® #	A2234544
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,012
Acres	0.32
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1835 23 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage
Appliances	Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Courtyard, Fire Pit, Private Yard, Storage, Covered Courtyard
Lot Description	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	14
Zoning	R-1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.