

# \$169,000 - 2223 20 Street, Delburne

MLS® #A2227940

**\$169,000**

2 Bedroom, 2.00 Bathroom, 1,381 sqft

Residential on 0.14 Acres

NONE, Delburne, Alberta

This adorable and well maintained property boasts the rustic character from its era with some modern touches. Plenty of windows makes for great natural lighting! The 4 season sun room off the front of the house is heated for your comfort and pleasure. Upstairs you'll find built in dressers, a hide a bed and a second bathroom! The house has a fresh coat of paint throughout, with new flooring in both bedrooms, some new light fixtures and updates to the washrooms! Outside you'll find a low maintenance deck off the rear with beautiful flower gardens surrounding the property with several fruit trees including plums, pears and crab apples! You'll enjoy the flowers spring through fall! Own a piece of history, the outbuilding was the Delburne Times Newspaper / Real Estate office built in 1910! Use it as a shed, restore it and have Main Street frontage for your home business.

Built in 1950

## Essential Information

MLS® #	A2227940
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,381
Acres	0.14
Year Built	1950



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	2223 20 Street
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M0V0

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bookcases, Built-in Features
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	3
Zoning	C1

### Listing Details

Listing Office	Maxwell Capital Realty
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