

**2014 24 Avenue
Delburne, Alberta**

MLS # A2271849



\$218,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	751 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: REFRIGERATOR, DISHWASHER, ELECTRIC STOVE, CEILING FAN(S), WASHER, DRYER

This charming 750.81 sq ft one-and-a-half storey cottage-style home in Delburne offers cozy living with thoughtful updates throughout, featuring two bedrooms including a main-floor primary with a walk-in closet, a second bedroom on the upper level, and a convenient four-piece bathroom with main-level laundry. The inviting living room showcases engineered hardwood flooring and a wood-burning fireplace, while the kitchen and dining area highlight classic black-and-white checkered flooring paired with crisp white cabinets and countertops. Outside, the fully fenced yard includes a covered upper deck with two additional lower-tiered decks, perfect for outdoor enjoyment, along with a single detached garage equipped with a wood stove and attached car port for storage. Recent 2023 upgrades include: a new hot water tank, flooring, dishwasher and dryer. A poured concrete crawl space provides ample storage and houses the furnace and hot water tank, completing this warm and welcoming Delburne home. Delburne, Alberta offers a surprisingly wide range of amenities for a small central-Alberta village, and is located 40 km east of Red Deer. Delburne features a K–12 school, a medical centre with a pharmacy, and high-speed fibre-optic internet, which together make the community practical for families and remote workers. You have access to grocery stores, restaurants, a gas station, walking trails, a spray park, a golf course and so much more. If you are tired of the hustle and bustle lifestyle in a larger area, this may be the perfect place for you to reside.