

**2013 25th Avenue  
Delburne, Alberta**

**MLS # A2272076**



**\$184,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows		

**Inclusions:** Shed

Welcome to cute and affordable. This Bungalow boasts many qualities and upgrades and reno's completed over the years. Up the stairs to the west facing deck you can enter the home. Walk into the kitchen and dining room that is bright with newer cabinets and beautiful hardwood flooring. Down the hall takes you to the 3 piece bathroom with stand up shower and then into the laundry room. Back out through the kitchen into the living room with the primary bedroom off to the side. Down a couple steps takes you into another bedroom area with rec room that has lots of room for the pool table, which also has a separate entrance. In this area is where you find the stairway down to the basement of the home where the furnace and hot water tank reside. Upgrades recently are shingles in 2015, and furnace and hot water tank. Includes a 10' x 12' shed in backyard. Located across from the park / playground. Has the deck out front and a patio area and firepit in back yard. Plenty of parking having the driveway, out front on the street or room in the back for more cars or RV parking. Delburne has many great features including multiple restaurants, Grocery Stores, Banks, Doctors Office, Pharmacy, Curling and Hockey rinks and a gorgeous golf course.