

# \$182,500 - 2026 26 Avenue, Delburne

MLS® #A2212155

## \$182,500

1 Bedroom, 2.00 Bathroom, 622 sqft

Residential on 0.14 Acres

NONE, Delburne, Alberta

This cozy detached home on its own lot could be for someone just starting out, or maybe downsizing. This home has been totally renovated in the past couple years. From walking in the front door to a good sized living room that flows into the kitchen and dining room. A back entry way / storage area with stairs going to basement, as well as a 3 piece bathroom with stand up shower finish off the main level. Downstairs includes the bedroom, a 2 piece bathroom, laundry, storage rooms and utility / furnace room. With a small deck on the front of the house to enjoy the sunshine and watch kids playing in the playground / waterpark, and a larger deck along the side and rear of the house to enjoy a bbq and the peace and quiet of small town living. Delburne is growing and includes all the necessities of a Village. K-12 School, Arena, Curling, Golfing, Restaurants, Doctor's Office, Pharmacy, Walking Trails and a very friendly atmosphere. Upgrades to this home are: Shingles and Siding in 2017, Doors and Windows in 2017, Dishwasher is brand new, Fridge, Stove and Microwave new in 2023, Furnace new in 2012, HWT new in 2021, Flooring new in 2023, New Cupboards, all Window Coverings included, Security Cameras included, 2 garden sheds included.

Built in 1925

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2212155    |
| Price          | \$182,500   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 622         |
| Acres          | 0.14        |
| Year Built     | 1925        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2026 26 Avenue  |
| Subdivision | NONE            |
| City        | Delburne        |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T0M 0V0         |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Vinyl Windows, Master Downstairs |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer            |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                             |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters, Fire Pit, Private Entrance, Storage |
| Lot Description   | Back Yard, Lawn, Rectangular Lot                                |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame, Concrete                              |

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 18th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 60 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

### **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.