

# \$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 | 12             |
| Zoning         | C1             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Capital Realty |
|----------------|------------------------|

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