

# \$349,900 - 2302 19th Street, Delburne

MLS® #A2206610

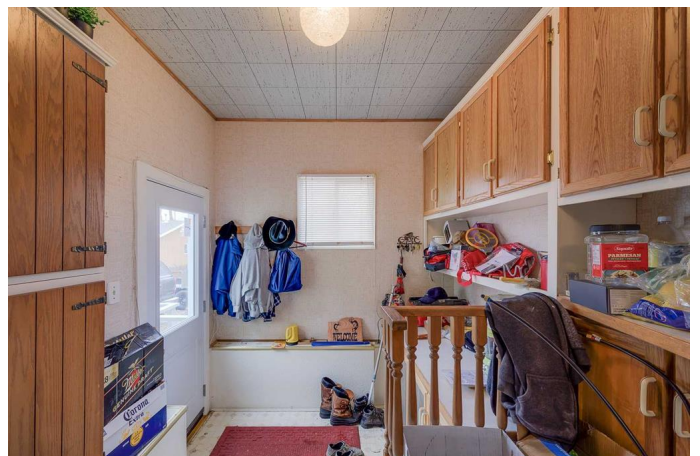
**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.48 Acres

NONE, Delburne, Alberta

Welcome to this beautiful character home with large double lot, bordered with trees and fence for privacy. A 20x20 detached garage/workshop along with garden shed, greenhouse and huge yard that rolls down into a treed fenced valley. Going inside you are welcomed into an entry/boot room with plenty of storage cupboards and shelves. Up few stairs into the galley style kitchen, cupboards, large window over sink brings lots of light, with room for table and chairs. Through the kitchen into the formal dining room and follow into a large living room. Carpet on the floor but underneath shows hardwood. Main floor has 2 good sized bedrooms, and a 4 piece bath and storage closets. Upper level has a large bedroom with a 2 piece bathroom, and an extra large walk in closet. Downstairs to the bottom level you will find 2 good sized bedrooms, storage areas, and a new furnace, hot water tank, water softener and charcoal filter system. Off the dining room is a large deck with stairs to exit to the hot tub. Plenty of off street parking and RV parking. The home has high speed internet installed. Come see Delburne, a friendly community with a K-12 school, hockey and curling center, golf course, walking trails, medical center with drugstore, gas station, restaurants and grocery stores. Recent upgrades are furnace, HW tank, Water Softener/Filtration. Some new windows, new entry door, new patio doors, recent 200 amp power upgrade, and a 30 Amp RV plug at garage.



Built in 1940

## Essential Information

MLS® #	A2206610
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,244
Acres	0.48
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	2302 19th Street
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

## Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Laminate Counters, Open Floorplan, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Few Trees, Garden, Landscaped, Lawn, Sloped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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