

# \$349,900 - 2701 20th Street, Delburne

MLS® #A2206637

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.30 Acres

NONE, Delburne, Alberta

Welcome to my listing of this character family home. Only 1 family has ever lived in this home, built in 1950 and raised their family. A 1040 sq ft bi-level and as you walk into entry way/boot room with coat closet and storage cupboard, passing by the Refrigerator as you enter the good sized kitchen. Kitchen and dining room show nicely with a built in dishwasher in the wall, built-in China Cabinet, electric stove and a fair amount of cabinets. Very large living room, 2 good sized bedrooms and a 4 piece bathroom complete the main floor. The downstairs was previously used as a separate suite as it has its own separate entrance, a kitchen sink with cabinets, washer and dryer, bedroom ( window not to code ), a large storage room with shelves, a bathroom with stand up shower, a furnace room with an upgraded hot water tank, the " original gravity style furnace " as well. Upgrades are the toilet in main bath and some lighting fixtures on main floor. Outside is a large double lot with a spot where the garden used to be, storage sheds, firepit and a 22x24 double garage on a corner lot.

Built in 1950

## Essential Information

MLS® #                   A2206637

Price                     \$349,900

Bedrooms             2



Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.30
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	2701 20th Street
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Laminate Counters, Open Floorplan, Separate Entrance, Storage, Wood Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Few Trees, Gentle Sloping, Sloped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 29th, 2025

Days on Market      26

Zoning                 R2

### **Listing Details**

Listing Office         Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.