

# \$449,000 - 2102 24 Avenue, Delburne

MLS® #A2231179

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.21 Acres

NONE, Delburne, Alberta

For more information, please click [Brochure button](#).

This fully renovated raised ranch-style home, built in 1998, is located on a sunny, south-facing oversized double corner lot in the heart of Delburne. Extensively updated in 2024, the home features new plumbing, a new gutter system, updated flooring, modern lighting, and refreshed interior finishes throughout. The main floor offers a bright, open-concept layout with massive windows that flood the space with natural light. A feature wall with an electric fireplace creates a cozy focal point in the living area, while the updated kitchen includes white cabinetry, black subway tile backsplash, herringbone-pattern laminate flooring, and upgraded countertops. French doors open onto a large raised deck, ideal for outdoor dining and relaxation. The fully finished walkout basement offers additional bedrooms, a recreation area, and large windows that bring in abundant daylight, creating a bright and welcoming lower level. The basement also provides interior access to the oversized heated and insulated garage, which fits up to three vehicles or recreational equipment. Outside, enjoy a fenced backyard with mature trees, a firepit area, gated RV parking pad, and a long gravel driveway with alley access. This property is located in a quiet neighborhood within walking distance to a K&#12 school, playground, medical clinic, grocery store, post office, car wash, mechanic



shop, restaurants, and recreational facilities.

Built in 1998

**Essential Information**

MLS® #	A2231179
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2102 24 Avenue
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

**Amenities**

Parking Spaces	8
Parking	Double Garage Attached, Off Street, RV Access/Parking, RV Gated
# of Garages	2

**Interior**

Interior Features	Pantry, Storage, French Door
Appliances	Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Built-In Range
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Private, Treed, Other, Sloped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	Easy List Realty
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