

# \$280,000 - 2701 20th Street, Delburne

---

MLS® #A2206637

## \$280,000

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 \$280,000

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

### Exterior

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

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 29th, 2025  
Days on Market                100  
Zoning                              R2

**Listing Details**

Listing Office                    Royal Lepage Network Realty C



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.