

# \$349,900 - 1830 24 Ave, Delburne

MLS® #A2234319

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,278 sqft  
Residential on 0.67 Acres

NONE, Delburne, Alberta

Charming 3-Bedroom, 2-Bath Mobile Home on  
Its Own Lot â€” Delburne, AB

Welcome to this well-maintained 3-bedroom, 2-bathroom mobile home situated on its own private lot in the peaceful community of Delburne. Offering a thoughtful layout and inviting outdoor space, this home is perfect for families, retirees, or anyone looking for affordable, comfortable living with room to grow.

Start your mornings with coffee on the southeast-facing covered deck, enjoying the sunshine and tranquility. Step inside to a spacious entryway/boot room, leading you down the hall to two cozy bedrooms and a full bathâ€”perfect for guests or children.

The heart of the home is a bright, open-concept living room that flows seamlessly into the kitchen and dining area, featuring ample cabinetry, generous countertop space, and built-in appliances for easy meal prep and entertaining.

Toward the back of the home, you'll find the laundry/furnace room and a generous primary bedroom with a large closet and private 4-piece ensuite bathroom.

Outside, this property truly shines with a beautifully manicured yard, complete with trees, shrubs, and a designated firepit area



with wood storageâ€”ideal for summer nights.  
A workshop offers room for projects or additional storage, and a unique insulated bunkhouse with heat and lighting adds a fun extra sleeping space or private retreat.

The yard is fully fenced with a 30â€™™ sliding gate, providing easy access and plenty of space to park an RV. House shingles are 13 years old, furnace and HW tank are original but main control board changed out in 2024 in furnace.

Donâ€™™t miss this opportunity to enjoy peaceful small-town living with all the comforts of home!

Built in 1998

**Essential Information**

MLS® #	A2234319
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,278
Acres	0.67
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	1830 24 Ave
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta

Postal Code T0M 0V0

### **Amenities**

Parking Spaces 3

Parking Off Street, Parking Pad

### **Interior**

Interior Features Built-in Features, Ceiling Fan(s), Storage, Vinyl Windows

Appliances Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Basement None

### **Exterior**

Exterior Features Private Yard, Storage, Covered Courtyard, Rain Gutters

Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Many Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation None

### **Additional Information**

Date Listed June 25th, 2025

Days on Market 15

Zoning R3

### **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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