

\$455,000 - 1814 And 1816, 26 Ave, Delburne

MLS® #A2249223

\$455,000

6 Bedroom, 4.00 Bathroom, 1,683 sqft
Residential on 0.16 Acres

NONE, Delburne, Alberta

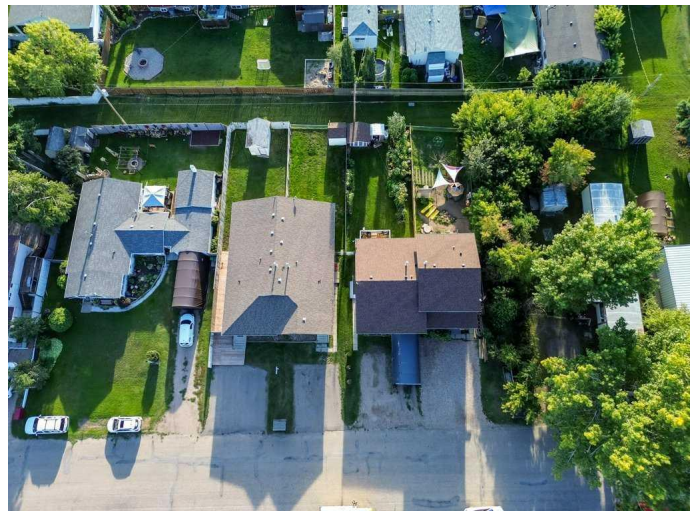
Excellent Investment or Multi-Family
Opportunity!

This full duplex offers fantastic income potential with recent updates and flexible living options. The roof was updated with new shingles in 2021.

Unit 1814 is a bi-level featuring 2 bedrooms, 1 bathroom, a bright living room, and a kitchen comes with fridge, stove, dishwasher with balcony access on the upper level. The basement offers an additional bedroom, a 2-piece bath with space to add a shower or tub, a large rec room, and a spacious laundry/furnace room with washer/dryer. This side also includes a portable garage and a backyard shed.

Unit 1816 is a 2-storey layout with 3 bedrooms and 1 full bathroom upstairs. The main floor provides a comfortable living room, kitchen, and 2-piece bath, while the basement is partially finished with exterior walls and a laundry area with washer/dryer. Fridge, stove and dishwasher are newer, and this unit is currently operating as a daycare. Duplex is walking distance to the school, arena and spray park.

Both units enjoy fully fenced backyards with alley access. The property sits on one title but already has two LINC numbers, making it close to being subdivided. This is a perfect choice for investors or anyone wanting to live



in one side while renting the other.

Built in 1995

Essential Information

MLS® #	A2249223
Price	\$455,000
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,683
Acres	0.16
Year Built	1995
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1814 And 1816, 26 Ave
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	5
Zoning	R2

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

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