

# \$162,500 - 2229 22 Avenue, Delburne

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MLS® #A2245288

**\$162,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.20 Acres

NONE, Delburne, Alberta

Looking for that lot to build your dream home on, and able to store your material and possessions inside while you build. We have an approximate 8700 sq ft lot, zoned R2, with a nice 22 x 36 garage / shop. Has a 10' x 11' overhead door as well as a man door. Could change to however your plans fit you but currently has a divider wall with an area 18' x 22' for parking and work shop, while the front end is roughed in for a bathroom and could be used for a man cave or storage area. Recent updates are a cement pad poured outside below power panel for future spot for generator to sit, and bathroom floor has been poured inside the garage. With off street parking, trees for cover, RV Plug on shop, this would make a great spot to build your home. Delburne has many great features including a K-12 school, hockey, curling, golf, walking trails, and a Doctor's office with Pharmacy. Come enjoy small town living.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2245288         |
| Price     | \$162,500        |
| Bathrooms | 0.00             |
| Acres     | 0.20             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

Community Information

Address 2229 22 Avenue  
Subdivision NONE  
City Delburne  
County Red Deer County  
Province Alberta  
Postal Code T0M 0V0

Exterior

Exterior Features Private Yard, RV Hookup  
Lot Description Back Lane, Back Yard, Corner

Additional Information

Date Listed August 3rd, 2025  
Days on Market 94  
Zoning R2

Listing Details

Listing Office Royal LePage Network Realty Corp.

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