\$629,900 - 2124 20 Street, Delburne

MLS® #A2150147

\$629,900

3 Bedroom, 3.00 Bathroom, 2,102 sqft Residential on 0.15 Acres

NONE, Delburne, Alberta

A hard-to-find LIVE-WHERE-YOU-WORK two-story well-maintained building situated on two lots. Built by Bank of Montreal as a local branch with fully operational bank vault and plenty of storage space. Located on the Main Street of Delburne next to the Village office, Medical Centre, Pharmacy, and other amenities. Currently has mixed designation for Commercial/Residential use. Lots of free parking space for guests and clients. Whole building renovated with all new windows, plumbing, electric wiring and 200 Amp services. Extra thick building's walls rest on a full concrete basement with laundry, washroom, other finished rooms and huge lockable concrete walk-in storage. 1,231 sq. ft. main floor commercial area with air-conditioning includes office, multifunctional rooms, two previously certified commercial kitchens, retail space and the vault. Could be easy adjusted for different types of businesses. Three entries - front street with accessibility ramp, back yard, and veranda/living quarters. Upstairs is completely renovated to the studs with new engineering floor throughout. It features 3 bedrooms, full bath washroom with onyx tiles and cork floor, rough-in for laundry, 2 walk-in closets. New kitchen opens to dining room adjacent to big living room with a balcony and outside stairs. Plenty of sun light through new tilt/turn windows. Go to your business without going outside! Big deck connects spacious new veranda/sunroom to fully fenced back yard







with lots of parking space, fruit trees, and vegetable plots. Oversized garage with work bench and lots of shelving provides shelter for a big vehicle with direct exit to the street. Live-in or rent or both – so many options with this unique property!

Built in 1917

Essential Information

MLS® # A2150147 Price \$629,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,102
Acres 0.15
Year Built 1917

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2124 20 Street

Subdivision NONE

City Delburne

County Red Deer County

Province Alberta
Postal Code T0M 0V0

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Granite Counters

Appliances Microwave, Refrigerator, Stove(s), Window Coverings, Dryer, Washer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Features Garden

Lot Description Back Lane, Rectangular Lot, Back Yard, Corner Lot, Landscaped, See

Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2024

Days on Market 300 Zoning C1

Listing Details

Listing Office Century 21 Advantage

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