\$199,900 - 113 3 Avenue Nw, Delia

MLS® #A2249605

\$199,900

2 Bedroom, 1.00 Bathroom, 1,162 sqft Residential on 0.14 Acres

NONE, Delia, Alberta

Step back in time with this beautifully maintained 1917 character home, full of warmth, history, and unique details. From the moment you enter, you'II appreciate the craftsmanship and charm that has been thoughtfully preserved while enjoying the comfort of modern updates. Inside, stunning hardwood floors set the stage for timeless character features, including classic parlour doors that open from the living room into the dining room, elegant plate rails, and a cozy electric fireplace. A built-in bench seat with hidden storage adds both charm and practicality. The spacious kitchen offers plenty of room for family gatherings and everyday living, with windows throughout the home filling the space with natural light. The main floor features two generous bedrooms, including a primary suite with a walk-in closet, and a beautifully updated 4-piece bathroom. Numerous upgrades have already been completed for your peace of mind, including a metal roof, newer windows, insulation, wiring, plumbing, and furnace. Outside is just as inviting. The landscaped yard is a gardener's dream with established perennials, succulents, and a covered gazebo area with a lovely rock/brick inlayâ€"perfect for relaxing or entertaining. The garage has been converted into storage, while the large driveway provides ample space for several vehicles, including RV parking. Delia is a welcoming small town of about 150 residents, offering the perfect blend of peace and







convenience. With a brand-new K–12 school, plus essentials such as a bank, post office, store, hair salon, and restaurant, you'II enjoy the ease of small-town living while being only 30 minutes from Drumheller and 25 minutes from Hanna. Don't miss this rare opportunity to own a piece of history with modern comforts. Call your Realtor today to arrange your private showing!

Built in 1917

Essential Information

MLS® # A2249605 Price \$199,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,162 Acres 0.14

Year Built 1917

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 113 3 Avenue Nw

Subdivision NONE City Delia

County Starland County

Province Alberta
Postal Code T0J 0W0

Amenities

Parking Spaces 3

Parking Off Street

Interior

Interior Features High Ceilings, Walk-In Closet(s), Built-in Features, Crown Molding

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

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

Exterior

Exterior Features Garden, Private Yard, Storage, Fire Pit

Lot Description Back Lane, Back Yard, Garden

Roof Metal

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 18th, 2025

Days on Market 78 Zoning R2

Listing Details

Listing Office eXp Realty

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