

\$209,900 - 113 3 Avenue Nw, Delia

MLS® #A2249605

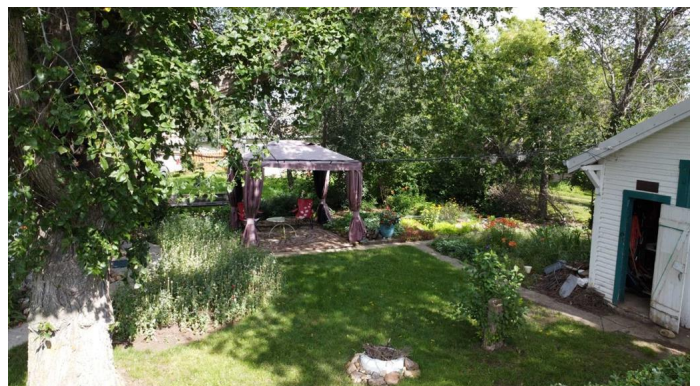
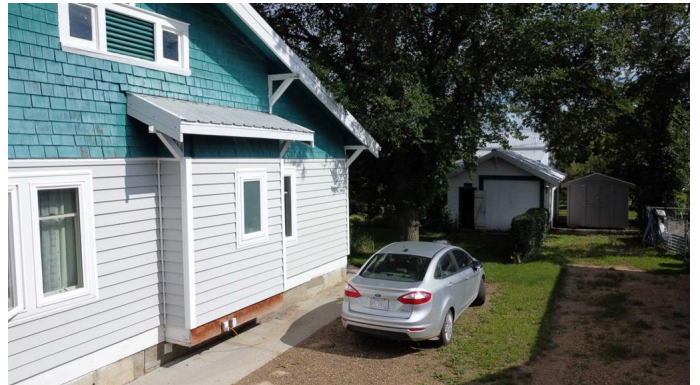
\$209,900

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'll 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 inlay—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 school, plus essentials such as a bank, post office, store, hair salon, and restaurant, you&#TMll enjoy the ease of small-town living while being only 30 minutes from Drumheller and 25 minutes from Hanna. Don&#TMt 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	\$209,900
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	Built-in Features, High Ceilings, Walk-In Closet(s), Crown Molding
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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, Unfinished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Zoning	R2

Listing Details

Listing Office	eXp Realty
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