

# \$329,900 - 11 Fawn Meadows Drive, Delburne

MLS® #A2270114

**\$329,900**

5 Bedroom, 2.00 Bathroom, 1,282 sqft

Residential on 0.15 Acres

Fawn Meadows, Delburne, Alberta

5 BEDROOM, 2 BATHROOM RAISED BUNGALOW WITH 1282 SQ. FT. ABOVE GRADE ~ LARGE FULLY FENCED YARD ~ OFF STREET PARKING WITH PLENTY OFF ROOM FOR A GARAGE WITH SPACE FOR AN RV ~ West facing covered front veranda welcomes you to this well cared for home ~ The spacious living room has a large window that allows for natural light to flow and overlooks the veranda and front yard ~ The kitchen offers plenty of dark stained cabinets, a corner pantry, tile backsplash, window above the sink overlooking the backyard and tons of space for a dining table ~ Just off the kitchen is the rear entry with access to the huge backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in shelving and a 3 piece ensuite ~ 2 additional main floor bedrooms with large closets are adjacent to the 4 piece main bathroom ~ Conveniently located main floor laundry with front load laundry pair and built in shelving ~ The basement is partially finished with two massive bedrooms (both with walk in closets), a large open flex space, bathroom plumbing roughed in and tons of storage space ~ The backyard is fully fenced with back alley access, landscaped and includes a mini greenhouse ~ Rear parking pad has plenty of room for a future garage while still leaving room for an RV ~ Located in the Fawn Meadows neighbourhood, steps to the golf course with easy access to parks,



playgrounds, schools, shopping and walking trails ~ Pride of ownership is evident in this well cared for home!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270114    |
| Price          | \$329,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,282       |
| Acres          | 0.15        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 Fawn Meadows Drive |
| Subdivision | Fawn Meadows          |
| City        | Delburne              |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T0M 0V9               |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 4                                                                    |
| Parking        | Alley Access, Oversized, Parking Pad, RV Access/Parking, See Remarks |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Other                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                    |

|              |      |
|--------------|------|
| Cooling      | None |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Treed |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 10                  |
| Zoning         | R1                  |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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