

# **\$375,000 - 1130 23 Street, Didsbury**

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MLS® #A2218476

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.25 Acres

NONE, Didsbury, Alberta

THIS COULD BE YOUR NEXT HOME!! If you are looking at moving to Didsbury and need a cute bungalow on an extra large lot you will want to check this one out! This home had the following extensive renovations done in 2009/2010: all new windows, siding, roof/shingles, insulation, furnace, hot water tank, the entire west side was replaced and many other general projects were done. The main level has an open floor plan and you will find the kitchen with corner pantry, gas stove, wood cabinets and tiled flooring. There is also a dining area, living room, bedroom, full bath and there's a large entryway with lots of storage space. Downstairs you will find 2 more bedrooms, a large family room or it could be another primary bedroom with the large 3 pc bathroom-there's a rough in for a tub and another sink there too. The laundry room has a rough in for a sink if need be. Outside there is a tree enclosed yard with lots of space for parking and actually there would be enough room to build a large garage. This property could easily have a basement suite with the zoning-buyer would need to check in with the town for this process. Call today to book your viewing!



Built in 1979

## **Essential Information**

MLS® #                      A2218476

Price                        \$375,000

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,121       |
| Acres          | 0.25        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1130 23 Street       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 4                        |
| Parking        | RV Access/Parking, Stall |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Pantry         |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete, See Remarks                                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 1             |
| Zoning         | R2            |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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