

# \$425,000 - 1401 20 Avenue, Didsbury

MLS® #A2217175

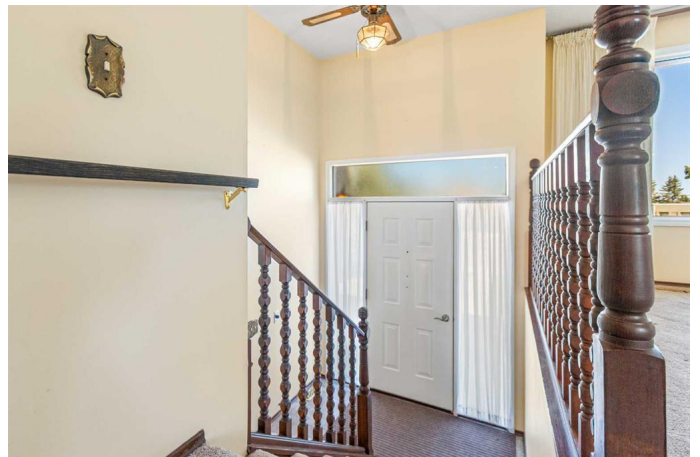
**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.25 Acres

NONE, Didsbury, Alberta

This move in ready raised bungalow offers over 2100 sqft of developed living space, comfort, and unbeatable convenience. Located in the heart of Didsbury, a charming town with all the amenities - Pool, arena, golf course, tennis courts and more. This home features quick access to the highway, downtown shopping, and the local high school. You are greeted with large windows that bathe the house in natural light. The living room and dining room are connected with a beautiful built in hutch. The kitchen overlooks the south facing backyard and has access to the covered deck. The primary suite has his and her closets and a 3 piece ensuite. The floor is completed with 2 additional bedrooms and a 4-piece bath. Downstairs, you will find a large family room complete with a wood burning fireplace great for heating the house or cozying up during those cold winter months. The room also has a bar for entertaining. The basement has a fourth bedroom, laundry, additional bathroom and plenty of storage. Your attached garage is massive, offers oversized doors and soaring ceilings - tons of room to make it your dream space. Enjoy your massive beautifully landscaped backyard with a show stopping willow tree and raised garden beds and ample spruce trees/shrubs. The pull through driveway allows for trailer storage all year round. A 10,000 sqft lot leaves plenty of room for additional outbuildings. A true gem in a great community!



Built in 1975

## Essential Information

MLS® #	A2217175
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.25
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1401 20 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

## Amenities

Parking Spaces	8
Parking	Additional Parking, Asphalt, Double Garage Attached, Garage Door Opener, Garage Faces Front, Drive Through
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Built-In Electric Range, Dishwasher, Dryer, Freezer, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace Insert, Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Masonry, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	7
Zoning	R-2

## Listing Details

Listing Office	eXp Realty
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