

# \$399,000 - 2018 24 Avenue, Didsbury

MLS® #A2262451

**\$399,000**

2 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.14 Acres

NONE, Didsbury, Alberta

Situated on a peaceful street just steps from Didsbury's amenities, this 2 bedroom, 2 full bathroom home is the perfect blend of comfort, modern day character, and small-town charm. Its 808 sqft footprint is thoughtfully laid out to make the most of every inch ! It's Ideal for first-time buyers, downsizers, or anyone looking to slow down and enjoy a simpler way of life. Warm **HARDWOOD FLOORS** set the tone the moment you walk through the door, pairing beautifully with the natural wood kitchen cabinetry and the unique wood slat ceiling overhead. The kitchen features stainless steel appliances, while the **OPEN LAYOUT** allows light to flow easily through the main living space .. creating a welcoming atmosphere that feels instantly like home.

The main floor offers one comfortable bedroom and a full bathroom, while the **FULLY FINISHED LOWER LEVEL** adds a second bedroom and full bath – a perfect setup for guests or a quiet office.

Outside, the fully **FENCED LOT** offers both privacy and potential, with back lane access that makes future parking or a garage a breeze with appropriate approval. A beautiful mature tree graces the front yard, offering shade and curb appeal while enhancing that timeless small-town feel.

And the location couldn't be better – just a short walk to shopping, medical services, and everyday conveniences, yet still offering the peace and quiet Didsbury is known for.



Whether you’re stepping into homeownership, looking to downsize, or searching for a low-maintenance investment, this home captures the ease and warmth of small-town living.

Built in 2009

**Essential Information**

MLS® #	A2262451
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2018 24 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

**Amenities**

Parking	Alley Access, On Street, None
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**Interior**

Interior Features	Open Floorplan, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape, No Neighbours Behind
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Roof	Asphalt Shingle
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Construction	Composite Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	October 10th, 2025
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Days on Market	1
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Zoning	R-2
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## Listing Details

Listing Office	Quest Realty
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