

\$399,900 - 1350 23 Street, Didsbury

MLS® #A2203172

\$399,900

5 Bedroom, 2.00 Bathroom, 1,639 sqft

Residential on 0.33 Acres

NONE, Didsbury, Alberta

This could be the one! This 1638 sq foot BUNGALOW w/fully finished basement is a dream come true for anyone looking to grow into an amazing space. Not only is the home itself huge but the lot can't be beat - DOUBLE CORNER LOT encompassing 1/3 of an ACRE!! This home boasts 4 bedrooms above grade & 2 full bath, as well as over 1100 sq ft developed downstairs w/rooms for REC SPACE, OFFICE SPACE, storage galore, laundry & a bedroom space (windows were not measured for current egress standards). There are lots of upgrades over the years including newer vinyl siding & newer shingles (both within the last 15 years), NEW FURNACE 2 YEARS AGO (some ducting was also upgraded) as well as a NEWER HOT WATER TANK. There is ENGINEERED HARDWOOD FLOORING in the living room - professionally installed & a beautiful upgrade. The living room also has a spot for a wood burning stove (piping and stove are in the shed and are included in the sale) & plenty of windows. The generous formal dining space can be used as a flex space as there is plenty of room for a table in the kitchen as well. The kitchen is original & very well kept over the years. The 4 bedrooms above grade offer so much flexibility - room for lots of kids, home office space or perhaps if someone desired they could add in a main floor laundry and age in place in this home. Downstairs offers immense potential for a family to grow. One of the main features of this home and lot is the



size - absolutely incredible - esp compared to lot sizes in the city! The extremely private back yard is an oasis of trees & space to run and play & boasts an EXPOSED AGGREGATE PATIO & PERGOLA (2010). There is also room for trailer/RV parking, 4 cars on the massive driveway, 2 more cars in the DOUBLE ATTACHED GARAGE & the list goes on. There is also lean-to storage, shed storage & more. Don't miss the opportunity to purchase a loved home in an amazing town. Didsbury is located halfway between Red Deer & Calgary & has a HOSPITAL as well as SHOPPING & high quality restaurants. There is even a Dairy Queen & Tim Hortons! Come make this town in the Foothills of the Rockies your next home!

Built in 1972

Essential Information

MLS® #	A2203172
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,639
Acres	0.33
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1350 23 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta

Postal Code T0M0W0

Amenities

Parking Spaces 6
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Kitchen Island
Appliances Dishwasher, Dryer, Garage Control(s), Stove(s), Washer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Corner Lot, Level, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 5th, 2025
Days on Market 11
Zoning R-2

Listing Details

Listing Office Century 21 Masters

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.