

# \$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 TOM0W0

### **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 14  
Zoning R-2

### **Listing Details**

Listing Office Century 21 Masters

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