

# \$300,000 - 2010 23 Avenue, Didsbury

MLS® #A2199636

**\$300,000**

4 Bedroom, 2.00 Bathroom, 1,338 sqft  
Residential on 0.14 Acres

NONE, Didsbury, Alberta

THIS COULD BE YOUR NEXT HOME!!! Well maintained 2 storey home with lots of character and in a great location-close to downtown and schools! This home truly is on one the the loveliest avenues in Didsbury-especially in Autumn! Over the years this home has seen many renovations including: windows, siding, shingles, bathrooms, flooring, plumbing and more! The main level has the kitchen with lots of cabinets and a large side pantry, living room with sculpted ceilings and spectacular brick fireplace feature, dining room, full bathroom, front enclosed porch and back entry with laundry facilities (new flooring here too). There is a fairly open concept here which makes this a great home for families and entertaining. The upper level has 4 (yes 4!) bedrooms, another renovated bathroom and some really nifty storage pullouts. For an older home the basement is very useable for mechanical and more storage. Step outside and there is a fenced mature yard with oversized single garage and full concrete driveway with enough space for your RV or other toys. This private yard has lots of space for the whole family. The owners report that they have never used the fireplace so can not guarantee it will be useable other than for decor but it is a great feature nonetheless. They also installed a sump about 20 years ago and will leave various building supplies. This home has so many great features and has lots of space for everyone-check it out today!



Built in 1912

### Essential Information

MLS® #	A2199636
Price	\$300,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,338
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2010 23 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

### Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Driveway, Off Street, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Laminate Counters, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks, Wood Burning

Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

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

### **Listing Details**

Listing Office	RE/MAX ACA Realty
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