



**GRASSROOTS**  
REALTY GROUP

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**1338 24 Street  
Didsbury, Alberta**

**MLS # A2225002**



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Many Trees, Rectangular Lot, See		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Parquet
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete, See Remarks
<b>Features:</b>	Breakfast Bar, No Smoking Home, Tile Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2
<b>Utilities:</b>	-

**Inclusions:** None

PRICE REDUCED TO SELL! Looking for a nice double lot on a quiet street? This property might be just the ticket for a first time buyer, someone who wants to downsize or perhaps as a revenue property. The bungalow has been very well maintained over the years and has most recently been a rental property. Hardwood floor in the living room and patio door access to the front deck. Really nice kitchen with plenty of cabinets, eating bar at the peninsula and 4 appliances. The primary bedroom has a convenient 2 piece ensuite. Original fir flooring in the spacious 4 piece bathroom. The stacking washer and dryer are handily located in the back entrance. Good storage space in the basement which is accessed from the outside entrance. The large back yard has plenty of trees and a nice west facing deck off the back of the house. You will love the 24' X 26' detached heated garage ready for your vehicles or home projects. This property is on its own well which will make your town utility bill not seem so scary! Come have a look!