



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1502 20 Avenue  
Didsbury, Alberta**

**MLS # A2238758**



**\$344,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                              |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 3 Level Split                     |               |                   |
| <b>Size:</b>     | 1,186 sq.ft.                      | <b>Age:</b>   | 1960 (65 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Front Yard |               |                   |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Parquet, Tile     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Partially Finished | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | RC |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home              |                   |    |

**Inclusions:** None

"TAKE NOTE -- PRICE REDUCED" Here is a very unique opportunity to run a business, have a family home or make a combination of both. Located on a good sized corner lot in the great town of Didsbury, this property would be a good find for you and your family. It is currently being used for a business but with some minor adjustments it could easily function again as a family home. The kitchen has newer oak cabinets and situated centrally on the main floor it will allow for easy preparation of the meals and snacks for your family and guests. The patio door off the dining room will give good access to the west facing deck where the evening BBQ's will happen. When ready to relax for the evening, the living room with a large east facing window will be the perfect spot to put your feet up and enjoy a good book. Up a few steps you'll find the main 4 piece bathroom and the 2 upper floor bedrooms. The primary bedroom has a walk-in closet (sorry it will be locked for showings). Heading down to the lower levels you'll find a large bedroom, family room and 2 piece bathroom, as well as access to the main floor kitchen and back exterior door. There will be ample opportunity for you to put your creative skills to work on the 2 lower levels and increase the equity in your home. Give this property some serious consideration and see if it will work for you.