



GRASSROOTS
REALTY GROUP

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**1406 20 Avenue
Didsbury, Alberta**

MLS # A2245423



\$359,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Shed, Basement appliances fridge, stove, microwave, materials to repair shed roof

This welcoming bungalow offers an inviting open layout with a beautifully updated newer kitchen featuring a central island, providing extra countertop space and storage. Hardwood and ceramic tile floors flow throughout the main level, complemented by a tastefully renovated bathroom. Step outside to a spacious yard with a large two-tiered deck, back alley access, off-street parking and room for an RV. The basement has a separate entrance and is thoughtfully finished with a cozy family room, kitchenette, laundry area, new flooring, a fully renovated 4 pce bathroom and two generously sized rooms—ideal for extended family, guests or potential rental. Located in a desirable central neighborhood, this home is just minutes from the hospital, schools, shopping, and more. Don't miss your chance to own this well maintained home in a prime location—schedule your showing today!