



GRASSROOTS
REALTY GROUP

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**1919 15 Street
Didsbury, Alberta**

MLS # A2258922



\$347,500

Division:	NONE		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Smoking Home, Wood Windows		

Inclusions: Chest freezer in basment, second fridge/freezer in basment, single extra cabinet in utility room included.

Welcome to this beautifully maintained home offering comfort, convenience, and lifestyle all in one. Perfectly situated on a large corner lot, this property is just steps from Main Street, shopping, the hospital, and all the amenities the friendly town of Didsbury has to offer. Say goodbye to condo fees and pet restrictions, this move-in ready home is ideal for 50+ Adult living, downsizers and investors.

Inside, you'll love the bright open-concept main floor with higher ceilings and an abundance of windows that fill the space with natural light. The spacious living area flows seamlessly into the dining and kitchen space, where you'll find newer appliances (updated within the last 2 years). Thoughtful touches such as laminate flooring throughout, larger doorways, and a wheelchair-friendly design make this home both stylish and functional. The main level features 2 comfortable bedrooms, a full 4-piece bath, and the convenience of main floor laundry. Downstairs, the fully developed basement offers incredible additional living space with 2 more bedrooms, another 4-piece bath, a cozy family room, and a generous storage area. Step outside to enjoy the fully fenced yard, complete with a doggie door leading to the garage. The attached single garage includes built-in shelving and a workbench—perfect for hobbies or storage. Mature perennials and shrubs add a touch of charm to the landscaping, giving the home wonderful curb appeal. With a newer roof (redone within the last 9 years) This is a rare opportunity to own a versatile and welcoming home in a fantastic location. Don't miss it!