



GRASSROOTS
REALTY GROUP

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

**2158 23 Avenue
Didsbury, Alberta**

MLS # A2263933



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, 0		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, Y		

Heating:	Forced Air, Natural Gas, Wood Stove
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: n/a

Natural charm meets modern appeal in this updated 5-bedroom, 2.5-bath home located in Didsbury. With over 2,000 sq ft of living space, the home showcases natural cedar construction and vaulted ceilings. Renovated in 2025, it features a new kitchen, new carpeting throughout, updated tile at the front entrance, and custom window coverings. New central air conditioning keeps the home comfortable year-round, while recent upgrades to the furnace, hot water tank, shingles, and windows offer peace of mind for years to come. The thoughtful updates carry through to the lower level, which includes two bedrooms, a beautiful bathroom, nine windows, and a generously sized laundry/utility room with ample storage. A family room with a wood-burning stove completes the space. Stepping outside, enjoy a newly landscaped yard with fresh sod and a brand-new fence enclosing the full backyard, secure for children or pets and offering excellent privacy. Situated on a corner lot, the property includes a newly poured concrete patio and sidewalk, along with ample parking. The oversized 26x30 ft garage features 12-foot ceilings, full insulation, drywall, electrical panel, and an overhead gas furnace. Adjacent to the garage is an ideal space for a trailer, RV, or additional vehicles. Families will also be excited to know that both elementary and middle schools are within walking distance. Schedule your viewing today and discover why this Didsbury gem is ready to welcome you HOME!