



**GRASSROOTS**  
REALTY GROUP

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

**2137 20 Avenue  
Didsbury, Alberta**

**MLS # A2265388**



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Vinyl Windows		

**Inclusions:** TV mount

Heres your chance.....whether its your first starter home or an investment, whether its a little updating or a lot, this home is ready for what you have in store. This older, solid home, with great curb appeal is on a huge, south facing back-yard lot close to school, parks and shopping. This home boasts newer vinyl windows, newer shingles, newer siding, newer furnace, newer hot water tank and R40 attic insulation. Offering a large living room with bay window, kitchen, dining nook with an additional bright bay window and built in cabinets, 3 bedrooms & main bath on the main floor plus ample space in the lower level to use as you desire. The lot being well established with foliage and flowers works wonderfully as it is or given its backing an alley, building a detached garage becomes an option while still leaving an ample yard for kids, dogs or bbqing. Heres a great opportunity to own a 3 bedroom detached home on a huge lot with lots of potential!