



2137 20 Avenue
Didsbury, Alberta

MLS # A2265388



\$319,900

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

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

Here's your chance.....whether it's your first starter home or an investment, whether it's 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. Here's a great opportunity to own a 3 bedroom detached home on a huge lot with lots of potential!