



**GRASSROOTS**  
REALTY GROUP

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**2121 21 Avenue  
Didsbury, Alberta**

**MLS # A2274206**



**\$330,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1918 (107 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	Storage		

**Inclusions:** Window Coverings

Fantastic location with timeless charm! This inviting home sits on a beautifully treed, oversized lot filled with mature growth including plenty of lilac bushes for seasonal colour and privacy. Inside, the spacious living room offers a large window and hardwood floors. The functional kitchen provides a good amount of counterspace, while the separate dining room easily accommodates a full-size table. Sunny south-facing sunroom doubles as the laundry area and a main-floor office/computer room adds valuable flexibility. Upstairs you'll find two generous bedrooms and a 3-piece bathroom. The basement is undeveloped and ready for your future ideas. Enjoy peace of mind with a newer furnace and hot water tank. Single car garage. Outside features a mature, mostly fenced yard, fire pit, deck and plenty of extra parking. All of this in a prime location - close to the elementary and middle school, walking distance to downtown shopping and with the local museum and basketball court practically at your doorstep. Forty minutes to Cross Iron Mills Mall, under a hour to The Foothills Hospital and an hour to Red Deer.