



GRASSROOTS
REALTY GROUP

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

2158 22 Avenue
Didsbury, Alberta

MLS # A2277398



\$310,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1928 (98 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Other, Wood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NONE

This home with nice curb appeal on a treed corner lot is conveniently located close to schools and downtown. Upgrades that have been done over the years include garage roof shingles in 2022, metal roof on the house, vinyl siding, replacement of some windows, heated bathroom floor, and a full kitchen renovation. The enclosed porch (former carport) with patio access from the primary bedroom offers a hot tub. . The 24x 26 detached garage is insulated with in-floor heat.