



2158 22 Avenue  
Didsbury, Alberta

MLS # A2277398

**\$310,000**



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

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