



**2110 16 Avenue  
Didsbury, Alberta**

**MLS # A2287996**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Golf Cart Garage, Insulated, Off Street, Oversized,		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** fridge, stove, built in dishwasher, microwave hood fan, washer, dryer, all window coverings, TV mounts in living room and basement, main floor bathroom mirror, all shelving in utility room, shed, 2 garage door openers/4 remotes. **NEGOTIABLE:** hanging electric heater in garage, firepit, security cameras. **NEGOTIABLE:** firepit

With all the charm of the mid-century era and the quality upgrades today's buyers expect, this fully developed home on a beautifully landscaped oversized lot truly offers the best of both worlds. Situated on a quiet street close to schools and playgrounds, and just a short walk to downtown, the location is hard to beat. The property is designed to please everyone in the family — featuring a heated 31'x 21' garage with workshop space, a second 14'x 28' storage/garage perfect for storing all the "toys," plus a concrete side driveway long enough to accommodate your RV and additional vehicles. Inside, the main level showcases refinished hardwood flooring, an electric fireplace in the living room, and a newer kitchen complete with quartz and Douglas Fir countertops and fantastic pull-out shelving for maximum functionality. You'll also find an upgraded 4-piece bathroom with a relaxing soaker tub, along with three bedrooms — the primary offering multiple closets for excellent storage. The fully developed basement adds incredible living space, including a very large bedroom, a spacious family room with a freestanding gas fireplace, a spot ideal for hosting gatherings, a 3-piece bathroom, and a charming laundry room with abundant cupboard and counter space that truly makes chores more enjoyable. Additional upgrades provide peace of mind and convenience, including updated wiring, a 70-amp panel servicing both garages, and 220V power in each. The home is also equipped with a Dry Basement system with battery backup and lifetime warranty — and the current owners report no water issues since purchasing in 2017. Step outside to the beautifully landscaped and private backyard, where a firepit area creates the perfect setting for summer cookouts with family and friends. This is a

home where character, comfort, and functionality come together seamlessly &mdash; ready for you to move in and enjoy.