



**2117 25 Avenue  
Didsbury, Alberta**

**MLS # A2288412**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2

**Utilities:** -

**Inclusions:** N/A

WELL-MAINTAINED BUNGALOW ON A QUIET STREET IN Didsbury! This charming home offers modern comforts and convenient living with a BRIGHT OPEN-CONCEPT MAIN FLOOR featuring large windows that fill the space with natural light. The kitchen includes an EAT-UP BAR, PANTRY, and flows nicely into the SPACIOUS DINING AND LIVING AREAS—perfect for everyday living and entertaining. The home features 2 GOOD-SIZED BEDROOMS, a 4-PIECE MAIN BATHROOM, plus a PRIMARY BEDROOM WITH A LARGE CLOSET AND 3-PIECE ENSUITE. Downstairs includes a PARTIALLY DEVELOPED BASEMENT WITH A 1 BEDROOM SETUP and additional OPEN SPACE READY FOR FUTURE DEVELOPMENT to suit your needs. Step outside and get ready for BBQ SEASON with a SOUTH-FACING DECK overlooking the FENCED YARD. You’ll love this home’s CHARACTER, CHARM, FUNCTIONALITY, AND MOVE-IN READY CONDITION. BOOK YOUR SHOWING TODAY!