



**1409A 18 Avenue
Didsbury, Alberta**

MLS # A2292987



\$295,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	987 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

THIS COULD BE YOUR NEXT HOME!! If you are looking for a well maintained home in a quiet location in Didsbury you will want to check this one out! This 50+ half duplex has a good functional floorplan and is ready for you to move right into. The low maintenance yard is the first thing you will notice in addition to the attached single garage. Step inside and on the main level you will find the kitchen with plenty of oak cabinets, a pantry, tiled backsplash and there is a dining area/breakfast nook here too that leads out to the backyard through the garden doors. The living room has a fireplace and there is also a large primary bedroom, secondary bedroom, full bathroom and laundry on the main. The fully developed basement has a large family/rec room with possible space for another bedroom, a 3 pc bathroom, large storage closet (fridge is included), mechanical room with more storage and there is a nook area for an office/sitting space. The yard is easy to care for and has a nice covered area where you can sit and enjoy your morning coffee or evening beverage. The single garage has your parking covered so this home has it all! Call today to book your viewing!