



**1314 20 Street
Didsbury, Alberta**

MLS # A2298729



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Situated on a substantial 0.37 acre parcel in a central Didsbury location, this heritage-style property presents a compelling opportunity for builders, developers, or those seeking a large lot with future potential. The home retains its classic character and functional layout, offering flexibility for interim use, rental, or redevelopment. The existing structure includes a main floor with living and dining areas, kitchen, bedroom, full bath, and rear mudroom/laundry, with additional bedrooms and bath on the upper level. The basement provides ample storage. While the home has seen updates over time, the primary value lies in the size, configuration, and positioning of the lot. The property features a wrap-around front deck, single detached garage, and expansive yard space with room for further planning. With appropriate approvals from the Town of Didsbury, there is subdivision potential and the possibility of building 2 duplexes on the lot, making this an attractive holding or redevelopment site. Well located near downtown amenities and parks, this is a rare opportunity to secure a large, centrally located lot with multiple future opportunities.