



**601 23 Street
Didsbury, Alberta**

MLS # A2108440



\$415,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,672 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	1.12 Acres		
Lot Feat:	Front Yard, Lawn, Garden, Many Trees, Private, Secluded, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-31-1-W5
Exterior:	Vinyl Siding	Zoning:	UR
Foundation:	None	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: Free Standing Freezer

ACREAGE LIVING SECONDS AWAY FROM TOWN!! If you have ever dreamed of living on an acreage but love the convenience of living in town then this is the perfect property for you! As you drive onto this beautiful 1.12 acre parcel the first thing you will notice is the MASSIVE front yard. Keep making your way down the driveway and you are met with a lovely 3 bedroom mobile home boasting two large additions. Enter the home and you will find a bright and welcoming kitchen with upgraded appliances, tons of counter space and a sizable island! The counter space makes prepping large meals for the family a breeze! To the right you will find a cozy sunken living room featuring large windows that let tons of natural light flow throughout the room. The living room also features a stunning wood burning FIREPLACE, get ready to hunker down on those cold and snowy Alberta winter nights and watch a movie with the family in front of the fire! Across from the kitchen you will see a well laid out formal dining room wrapped in beautiful cabinetry. The openness between the kitchen and dining room allows you to enjoy cooking for your guests without feeling secluded. Your large primary bedroom is located just off the dining room and features a large closet with tons of storage space. Make your way down the hall and you will find another bedroom and a recently REMODELED BATHROOM! The last bedroom is located at the end of the hall and will support a king size bed with plenty of room to spare. At the end of a long day sit down with your favorite book in your very own SUNROOM. The perfect setting to relax and wind down. The home has had a new furnace in the last two years and a new hot water tank within the last 4 years. Make your way onto the large deck and you are met with a STUNNING backyard and a breathtaking view. Build your dream outbuilding, plant your

dream garden and enjoy the amount of space this property offers. You no longer have to sacrifice half your yard for a trampoline or a pool. This is truly a yard the whole family will enjoy. The backyard also features a gravel pad for RV PARKING! This property is on its own septic and well with a brand new water cistern. The owners have cared for this property and it shows throughout the home. Book your appointment to view this property today!