



**1210 15 Avenue  
Didsbury, Alberta**

**MLS # A2135780**



**\$489,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.70 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Landscaped, Seasonal Water, Many Trees, Rectangular L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** Shed, Alarm Sensor & Equipment (Including Bed Shaker), Telus Alarm System (No Contract), Fridge and Chest Deep Freeze in Cold Room, Water Softener

Welcome to 1210 - 15th ave Didsbury! Situated on a beautifully, almost 3/4 acre fully landscaped lot with an oversized detached garage, there is plenty of room to park all of your vehicles! This unique three bedroom and 2.5 bath home has been lovingly maintained over the years! There is a large living room with tall vaulted ceilings creating an airy atmosphere with lots of room for furniture placement. There is space for your dining table! The kitchen has an abundance of cabinets and counter-space and room for your bar stools! There is a bedroom on the main floor plus a two piece bath! The upper level boasts two additional bedrooms, a loft area, and a full bath! The lower level is fully developed with a spacious rec room complete with a free standing gas stove! There is also a three piece bath, laundry and a room for cold storage! The fully landscaped yard is simply amazing, perfect for creating loads of wonderful memories with family and friends! There is an alley in the back which is handy for bringing your fifth wheel onto the property. The 'loft' storage area above the oversized, double detached garage is a fantastic way to make use of space effectively! There is a 10 x 10 shed, a greenhouse, a laundry perch and long clothesline! Enjoy the massive vegetable / flower garden at the back of the property along with the abundance of established trees, shrubs and perennials including Saskatoon bushes and a Raspberry patch! This is great property to move in and enjoy!