



**GRASSROOTS**  
REALTY GROUP

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**1509 25 Street**  
**Didsbury, Alberta**

**MLS # A2136354**



**\$424,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Hea		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Rubber
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Cedar, Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Don't miss this amazing custom 4-level split home in Didsbury! The main level features a spacious living room, formal dining area, and a large kitchen for the cook in the family or for the family to all help cook! Did I mention&hellip;.granite countertops and an eating area with a built-in cupboard with more counterspace. Upstairs, you'll find the large master bedroom and 2 other bedrooms with plenty of natural light. On the lower level, there's a cozy family room for the family to hang out with a wood-burning fireplace for those cold nights. The basement level opens to another L-shaped area that can be used as a hobby room (or game room) and potentially a 4th bedroom. The property also includes a newer hot water tank, windows, vinyl fencing, composite decking, rubber roof, fridge, stove, washer, and dryer, all replaced within the last few years. There is nothing for you to do except for you to move in!!! Outside, there's a fully fenced backyard with a beautiful garden area, back lane access with RV/boat parking, and a double detached garage with a greenhouse area attached. This is a stellar property you can't afford to miss!