



**1813 14 Street**  
**Didsbury, Alberta**

**MLS # A2143476**



**\$418,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	1906 (118 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Parking Pad, RV Acc		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Siding	<b>Zoning:</b>	R2: Residential District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Call Seller Directly

Click brochure Link for more details\*\* Welcome to 1813 14th Street! Discover your dream home in this well-loved 2 storey, 3 bedroom home on a quiet street in Didsbury, AB. This century farmhouse and its half acre lot have seen a number of upgrades, hardscape and landscape restoration work completed throughout the past 5 years of ownership. All it needs is the next owner to finish the siding with the aesthetic to match their style and ensure the house continues to stand for generations to come. This charming home offers an open-concept layout enhanced by large, bright windows (all replaced in 2019) and high ceilings. The kitchen is equipped with new appliances and flows seamlessly into the dining and living rooms. The main level laundry is located in the spacious, 4pc bathroom. The Primary Bedroom provides the best view in the house to watch the sun set, with the two additional bedrooms completing the upper level. The Family Room has the best view in the house & it was used as the Primary Bedroom for the current home owners so their children each had their own room upstairs. The expansive backyard features: a fenced 19 Ft x 64 Ft garden; a chicken coop with a fenced run; a small orchard atop the east facing slope; perennial flower beds; young shade trees; a composting system sized to handle the material produced by the yard; an additional unfenced garden bed next to raised planters and a row of established raspberry canes. There is an abundance of split firewood at the bottom of the hill near the fire pit, where the previous homeowners often enjoyed an evening fire down in the calm area, sheltered from the wind. The front yard features 17x Columnar Aspen trees planted along the south property line intended to grow into a privacy screen. Parallel the sidewalk and along driveway are Haskap Berry bushes also intended to grow into

dense privacy hedge as well (plants reach 2m in height and diameter). Something to provide both function, and food for you, the birds, and the deer which frequently roam through town! The garage doors were inoperable when the home was purchased so the space was converted to a workshop + home gym. Fitting with the Town's motto, "the place to grow", and being zoned R2, this lot is already set up for incredible development potential while remaining a move-in ready, family friendly home. This truly is a one of a kind property.