



**2123 16 Avenue
Didsbury, Alberta**

MLS # A2296931



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R 1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: 2 - TV wall brackets (no TV's), Central A/C unit,

Curb appeal, awesome back yard , triple heated garage and yes there is also a beautiful 3 bedroom, 2 bathroom family friendly home. This house is ready for you to move into and make it your family home, filling it with the best memories that you will create. The kitchen/eating area boasts a pantry, a large opening in the center wall to living room and also a window at the sink allowing you a great sight line to watch your children in the back yard. Pervious home owners removed 2 walls leaving just the 2 bedrooms on the main floor, however the living room defiantly increased in size, which gives you ample space for visiting family and guests that pop in from time to time. The family room in the basement is finished with wood walls and ceiling and along with an electric fire place it will become a favorite spot for the family games or movie nights (pool table is negotiable). The 3rd bedroom, bathroom, laundry room, storage room and actual cold room complete the rest of the basement. There is a large south facing deck where the best family BBQ's will be enjoyed on those warn summer evenings (medium rare on the T-Bone please). The well cared for lawn will be a fantastic area for the children to play with friends and then enjoy a roasted hot dog and marshmallow around the fire pit. There is plenty of room with the 2 garden sheds to keep the yard tools safely put away. The heated garage(s) for some may be the best feature. The front section is 14.5' wide and 28' deep and has a drive through to the back section which is 24' wide and 20' deep. There is a sliding barn door to separate the two sections. Both garages have openers on the insulated sectional doors. How about you just come and have a look at this property and see if it will work for you and your family?