



**2402 16 Street
Didsbury, Alberta**

MLS # A2307178



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,581 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Boiler, Fan Coil, In Floor, Forced Air	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Mixed, Vinyl Siding	Zoning:	I-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)

Inclusions: as above

Visit REALTOR® website for additional information. Get paid to live in this amazing property! With very rare residential/commercial zoning, Offering a Custom one of a kind property has features abound with multiple revenue streams. This truly unique and quality property features the main home with a completely separate 2 bedroom carriage style illegal suite as well as a 6 bay storage building utilized as a storage business. Outdoors you have an oversize 1/4 acre lot with abundant parking areas, Large driveway, mature landscape features. Main house features include quality appliances, Engineered hardwood floors, customs finishing, built in entertainment unit with gas fireplace, central vac, garburator, custom spa shower. expansive loft, finished basement with additional bedroom and full bath. Oversize heated double attached garage with hot/cold water and openers. The separate illegal suite features, open concept with a large kitchen, full laundry and bath, 2 good size bedrooms, and an outdoor deck. The 6 bay shop is fully finished with heated floors, Secure space with garage door openers, currently rented for storage. A very rare offering and opportunity.