



**1625 15A Street
Didsbury, Alberta**

MLS # A2317766



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Basement Suite Fridge, Stove, Dishwasher, microwave, washer, dryer

Charming, raised bungalow located on a quiet street in the welcoming community of Didsbury. This well-maintained home features vaulted ceilings and laminate flooring throughout the main living areas, with two bedrooms upstairs including a large primary bedroom with cheater access to the large bathroom featuring a soaker tub. The lower level offers an additional bedroom, ample storage space, and a self contained one-bedroom legal basement suite complete with its own laundry, storage, private entrance and large windows that provide plenty of natural light. Situated on a beautiful corner lot, the large level yard is fully fenced with low-maintenance vinyl fencing and includes an oversized double garage. Excellent location close to parks, schools, and amenities. Enjoy small-town living in Didsbury, known for its friendly community atmosphere, historic downtown, and convenient access to Calgary and Red Deer.