



**GRASSROOTS**  
REALTY GROUP

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1422 19 Avenue  
Didsbury, Alberta

MLS # A2321486



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Metal

**Basement:** Partial

**Exterior:** Wood Frame

**Foundation:** Block

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R 2

**Utilities:** -

**Inclusions:** Fire Pit, Storage shed

If you and your family are ready to live in the beautiful Town of Didsbury, only 45 minutes north of Calgary, then here is the home you most certainly should have a look at. This 3 bedroom, 1 bathroom home will be perfect for you. The laundry room is conveniently located on the main floor just off the large country kitchen. There is a small island, dining area and an open floor plan to living room and main floor family room which is home to a wood burning fireplace (will require a WETT inspection) where you can cozy up to on those cool winter evenings. There is carpet and new laminate flooring installed as well as some fresh painting. The single attached garage has access doors to both the front entrance and the stairs to the basement. The 12' x 16' workshop that is wired and insulated will be a great place to work on those household projects. At the front of the house there is a 6' x 18' south facing covered veranda for you to enjoy a nice summer afternoon tea. The completely fenced back yard boasts a fire pit and a large access gate to the 14' x 41' RV parking pad with a 30 amp plug. Take a good look and see if this nearly 1400 sq. ft. will work for you.