



**218 Southridge Place  
Didsbury, Alberta**

**MLS # A2321563**



**\$385,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	1942 (84 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Couch in basement, entertainment center in basement & garden shed.

Tucked away on a quiet cul-de-sac and backing onto a beautiful park and green space, this charming one and a half storey home offers the perfect blend of character and space. Originally built in 1942 and relocated onto a new foundation in 1985, this well maintained home features 1,471 sq. ft. above grade and is situated on a desirable pie shaped lot with plenty of space for everyone. The bright and inviting main floor showcases beautiful original hardwood flooring, large windows that flood the home with natural light, and a spacious wraparound kitchen with abundant cabinetry, storage and prep space. The adjoining dining area features a large east facing window, while the cozy living room is highlighted by a wood burning fireplace and direct access to the front deck. Two bedrooms, a 3 pce bathroom, generous entryway, and convenient option for main floor laundry complete this level. The upper floor offers a versatile office space along with a large storage room, making it ideal for those working from home or needing additional room for hobbies and organization. The fully developed basement provides additional living space with a large family room, two spacious bedrooms, a 4 pce bathroom, utility room, laundry area and ample storage. Outside, the partially fenced yard offers off street parking, RV parking and a spacious 24 x 12 workshop. Recent improvements include a newer deck, updated sump pump and upgraded windows. Enjoy the privacy of backing onto green space while being conveniently located close to schools, parks, walking paths, and local amenities. With its unique history, functional layout, and abundance of space both inside and out, this property is ready to welcome its next owners! Call today to book your tour!!