



1418 18 Avenue  
Didsbury, Alberta

MLS # A2324151



**\$540,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Faces Front, Heated C		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Combination, Central, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RURS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows

**Inclusions:** Shed, Compressor in garage

**\*\*Open House Sunday June 28 1-3\*\***Welcome to this well-maintained 4-bedroom, 3 full bathroom bungalow offering space, comfort, and practical features for the whole family. Enjoy the peace of mind that comes with several important updates, including new windows (2022), a new hot water tank (2022), and a roof replaced in 2014. The functional layout features convenient main-floor laundry, hardwood, tile, and carpet flooring, a gas stove, and a gas dryer. The spacious primary bedroom comfortably accommodates a king-sized bed, creating a relaxing retreat. One of the home's standout features is its unique dual-furnace heating system. A wood furnace and gas furnace both operate from the same thermostat, allowing you to enjoy the efficiency of wood heat or the ease of a gas. This home offers three convenient entrances to suit your lifestyle. The welcoming front entrance opens onto the charming veranda—an ideal spot to enjoy your morning coffee while taking in the peaceful neighbourhood. The side entrance leads directly to the driveway and heated double garage through a practical coat room, making it perfect for busy families and Alberta winters. The back entrance opens onto the patio and included gazebo, where you can relax or entertain while overlooking the oversized backyard. Outside, you'll find plenty of room for vehicles, toys, and entertaining. The heated double attached garage includes a dedicated workshop or hobby space complete with a built-in air compressor system piped throughout the garage. The extended driveway offers parking for up to eight vehicles or provides excellent RV parking. The expansive backyard is a gardener's dream, featuring mature apple and cherry trees, Saskatoon berry bushes, raspberry bushes, and plenty of room for children, pets, or summer gatherings. Located in the welcoming community of Didsbury, you'll

enjoy the charm of small-town living without sacrificing convenience. Schools, shopping, restaurants, recreation, healthcare, and everyday amenities are all close at hand, making it easy to enjoy a relaxed lifestyle while still having everything you need nearby. This exceptional bungalow offers the perfect combination of space, thoughtful updates, functionality, and outdoor living&mdash;ready for you to call it home.