



GRASSROOTS
REALTY GROUP

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2322 15 Avenue
Didsbury, Alberta

MLS # A2332811



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Level		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, Soaking Tub, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: Hot Tub (as-is condition) and Enclosure

Here is a fantastic family home at an affordable price for the market we are in. Beautiful dark stained hardwood adorns the main floor. A large living room and a spacious kitchen/dining area are ready to welcome your guests. The kitchen has newer stainless steel appliances and a pantry cabinet with pull-outs. You'll appreciate the main floor laundry and 2 piece bath conveniently located in the back entry. 3 bedrooms and an upgraded main bath complete the main floor. New vinyl windows were installed about 2 years ago and a new hi-efficient furnace was installed in 2022. There is partial development in the basement with 2 rooms only needing flooring installed. The other part of the basement is unfinished but has a rough-in for bathroom plumbing. This home sits on a huge lot (0.23 acres) and is fully fenced with black chain link. There is a hot tub with enclosure that worked last the seller knew but is offered in as-is condition. The oversized double garage is insulated and ready to park your vehicles in. A terrific location close to schools, parks and downtown Didsbury. Truly a great package with some room to build equity.