



**GRASSROOTS**  
REALTY GROUP

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1701 18 Avenue  
Didsbury, Alberta

MLS # A2333928



**\$374,900**

|           |                                                                              |        |                   |
|-----------|------------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                         |        |                   |
| Type:     | Residential/House                                                            |        |                   |
| Style:    | 1 and Half Storey                                                            |        |                   |
| Size:     | 1,130 sq.ft.                                                                 | Age:   | 1944 (82 yrs old) |
| Beds:     | 4                                                                            | Baths: | 2                 |
| Garage:   | Off Street                                                                   |        |                   |
| Lot Size: | 0.92 Acre                                                                    |        |                   |
| Lot Feat: | Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Level, Many Trees, No Bar |        |                   |

|             |                                               |            |    |
|-------------|-----------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                       | Water:     | -  |
| Floors:     | Carpet, Linoleum                              | Sewer:     | -  |
| Roof:       | Asphalt Shingle                               | Condo Fee: | -  |
| Basement:   | Full                                          | LLD:       | -  |
| Exterior:   | Mixed, Wood Frame, Wood Siding                | Zoning:    | I1 |
| Foundation: | Wood                                          | Utilities: | -  |
| Features:   | No Animal Home, No Smoking Home, Sump Pump(s) |            |    |

**Inclusions:** all item that are on the property

This 0.92 acre property with a residence zoned I1 ( Light Industrial ) offers a rare opportunity for investors, developers, or business owners. The house, built in 1944 was moved onto a new foundation and basement in the 1980s, is solid though certainly ready for updating. It could be the house to live in while operating a business, or serve as a revenue generating rental while you finalize redevelopment plans. With nearly an acre of land presently zoned light industrial, the site presents multiple potential redevelopment pathways. It may be worth checking with the development officials as to whether the town would possibly be open to considering a rezoning to multi family residential, given the established housing directly across the street. While nothing is guaranteed, the range of possibilities makes this property well worth exploring. Whether you're looking for an affordable property with a large yard to live on, revenue generation while pursuing long term development plans, this parcel delivers exceptional upside values.