



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1322 23 Street
Didsbury, Alberta

MLS # A2335097



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Aluminum Siding

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: Well

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

A rare opportunity to own a detached home for under \$250,000! Built in 1968, this livable three-bedroom home offers excellent potential for investors, renovators, or first-time buyers ready to add their personal touch. The main floor features a spacious kitchen, comfortable family room, four-piece bathroom, and a convenient laundry room with direct access to the backyard. Upstairs, you'll find three bedrooms. Several important upgrades have already been completed, including newer roof shingles, a furnace and hot water tank installed approximately two years ago, and a double detached garage set on a new foundation poured two years ago. The home's exterior is finished with aluminum siding. The property is currently serviced by a well; however, a connection is located inside the basement should the buyer wish to connect to municipal water. Situated on an expansive 7,750+ sq. ft. lot with mature trees, a long driveway, ample additional parking, and space for an RV, this property offers plenty of room inside and out. Conveniently located within walking distance of schools, playgrounds, a golf course, and local shopping. Aggressively priced for a quick sale—bring your ideas and unlock this home's potential!