



**GRASSROOTS**  
REALTY GROUP

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1321 22 Avenue  
Didsbury, Alberta

MLS # A2352578

**\$450,000**

|           |                                                                                |        |                   |
|-----------|--------------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                           |        |                   |
| Type:     | Residential/House                                                              |        |                   |
| Style:    | Bungalow                                                                       |        |                   |
| Size:     | 1,429 sq.ft.                                                                   | Age:   | 1967 (59 yrs old) |
| Beds:     | 7                                                                              | Baths: | 3                 |
| Garage:   | Parking Pad, RV Access/Parking, Single Garage Attached                         |        |                   |
| Lot Size: | 0.28 Acre                                                                      |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, L |        |                   |

|             |                                                                      |            |     |
|-------------|----------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                              | Water:     | -   |
| Floors:     | Carpet, Laminate, Vinyl                                              | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                      | Condo Fee: | -   |
| Basement:   | Full                                                                 | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                             | Zoning:    | R-2 |
| Foundation: | Poured Concrete                                                      | Utilities: | -   |
| Features:   | Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance |            |     |

**Inclusions:** Window Blinds

THIS COULD BE YOUR NEXT HOME!! Solid 1400+SF home in Didsbury on an extra large lot with two separate units and two great tenants who would love to stay! This home was extensively renovated in recent years that involved the development of both units-the staircase to the basement was removed so that there would be two separate entrances and there's even separate water and gas meters. The main floor has a spacious kitchen that includes a large island/peninsula with drawers, lots of space for preparing and convenient laundry facilities. There is also a dining area, living room and full bathroom and 4 bedrooms that includes the primary with 3 pc bath. The open floorplan allows for a great space for those family gatherings or entertaining. Downstairs the other unit also has a nice open floorplan and has full kitchen, dining area, living room, 4 pc bathroom with laundry facilities and there are 3 more bedrooms. Both levels are very spacious and nicely finished. The basement tenant enjoys the use of the backyard and a private concrete patio/entryway. The upstairs tenants gets to use the front yard with another concrete patio and single garage (the shed in the front belongs to the tenant). There are new windows, new flooring, 2 new furnaces and many other updates to make this home so appealing for someone wanting a revenue property. These solid tenants would be most happy to remain which would make this a really good rental property. Call today to schedule a viewing!