

# \$489,900 - 1410 23 Avenue, Didsbury

MLS® #A2215682

**\$489,900**

3 Bedroom, 3.00 Bathroom, 2,248 sqft  
Residential on 0.20 Acres

NONE, Didsbury, Alberta

**GREAT CURB APPEAL !** This great family home with a heated garage located in a mature neighbourhood near the hospital in Didsbury is ready for a new family to call it HOME ! With some cosmetic updating, this home will quickly return to being one of Didsbury's finest ! You will love the in-floor heat in the basement and the garage, main floor laundry, large bedrooms, the ample walk in closet and the 5 piece ensuite bath with a double sink vanity and a jetted tub, the kitchen with built in appliances, an island and a pantry, the 10 X 37 rear deck, 16 X 8 shed, and lots of trees in the rear yard. Don't miss your opportunity .... call your favourite agent and come for a look today !

Built in 1992

## Essential Information

MLS® #	A2215682
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,248
Acres	0.20
Year Built	1992
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	1410 23 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
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Days on Market	1
Zoning	R2

## **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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