

# \$389,000 - 1705 16 Street, Didsbury

MLS® #A2220020

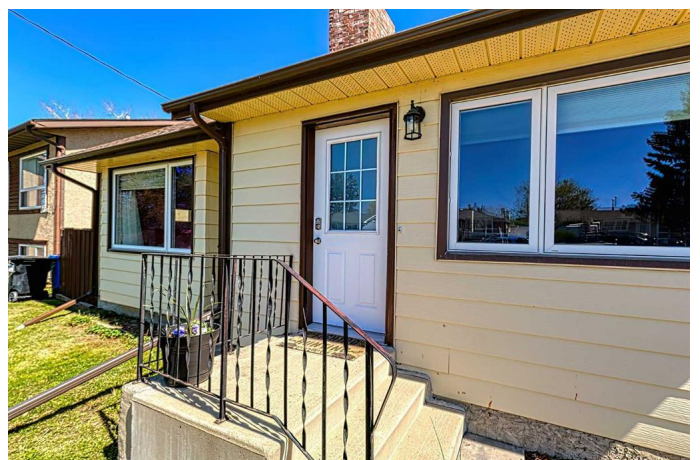
**\$389,000**

3 Bedroom, 2.00 Bathroom, 1,764 sqft

Residential on 0.17 Acres

NONE, Didsbury, Alberta

What a great place to call home in an area near schools and the hospital. Situated on a HUGE 7000 Sq Ft lot with a garden shed and plenty of space in your fenced yard with expansive space for outdoor entertaining. The main level with welcoming entryway opens to the spacious kitchen with new appliances & plenty of counter space and storage. Sliding doors open to the huge deck w/gas BBQ hookup. Two Bedrooms share a 4pc Bathroom on the main floor and a sunroom for those cooler days off the second bedroom expands your living area. Main floor laundry plus a 2pc bath off the foyer and garage entry. The second level consists of two spacious flexible rooms for bedrooms or hobby rooms with a rooftop terrace to step out and enjoy the view. Poly B was replaced with PEX (permitted and inspected) in the past year along with outlets & light switches and new paint. This is a unique property with 4 bedrooms, 1.5 bathrooms, single garage with a double wide driveway. The basement is a crawl space with a storage room at the foot of the stairs. Close to schools, shopping & golf!



Built in 1991

## Essential Information

MLS® # A2220020

Price \$389,000

Bedrooms 3

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,764             |
| Acres          | 0.17              |
| Year Built     | 1991              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1705 16 Street       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                     |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Living Room, Wood Burning                                                                                       |
| Has Basement      | Yes                                                                                                             |
| Basement          | See Remarks, Crawl Space                                                                                        |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | BBQ gas line, Storage                    |
| Lot Description   | Back Lane, Back Yard, Lawn, Level, Treed |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | R-2            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

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