

# \$344,900 - 1502 20 Avenue, Didsbury

MLS® #A2238758

**\$344,900**

3 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.15 Acres

NONE, Didsbury, Alberta

"TAKE NOTE -- PRICE REDUCED" Here is a very unique opportunity to run a business, have a family home or make a combination of both. Located on a good sized corner lot in the great town of Didsbury, this property would be a good find for you and your family. It is currently being used for a business but with some minor adjustments it could easily function again as a family home. The kitchen has newer oak cabinets and situated centrally on the main floor it will allow for easy preparation of the meals and snacks for your family and guests. The patio door off the dining room will give good access to the west facing deck where the evening BBQ's will happen. When ready to relax for the evening, the living room with a large east facing window will be the perfect spot to put your feet up and enjoy a good book. Up a few steps you'll find the main 4 piece bathroom and the 2 upper floor bedrooms. The primary bedroom has a walk-in closet (sorry it will be locked for showings). Heading down to the lower levels you'll find a large bedroom, family room and 2 piece bathroom, as well as access to the main floor kitchen and back exterior door. There will be ample opportunity for you to put your creative skills to work on the 2 lower levels and increase the equity in your home. Give this property some serious consideration and see if it will work for you.

Built in 1960



## Essential Information

MLS® #	A2238758
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,186
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	1502 20 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Animal Home
Appliances	Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Front Yard, Corner Lot

Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	57
Zoning	RC

**Listing Details**

Listing Office	Front Porch Realty
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