

# \$499,000 - 1332 25 Street, Didsbury

MLS® #A2193759

**\$499,000**

5 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.15 Acres

NONE, Didsbury, Alberta

FAMILY FRIENDLY ALL THE WAY - FULLY FINISHED BUNGALOW - NEW BASEMENT DEVELOPMENT IN 2022 - MAIN FLOOR CONSISTS OF OPEN/KITCHEN/DINING WITH ELEGANT GAS FIREPLACE WITH MANTLE - VAULTED CEILING - FRENCH DOORS ONTO 14X34 WITH GLASS RAILING & GAZEBO - DOWNSTAIRS A FURTHER 3 BEDROOMS - LG FAMILY ROOM - 4 PIECE BATHROOM WITH DOUBLE SINKS & COOL PLUG IN DRAWER FOR ALL THE EXTRA HAIR & USB ATTACHMENTS YOU MAY NEED - ALL THE CLOSETS HAVE INDEPENDANT LIGHTING - RUBBER PLANKING FLOORING ALL THRU THE BASEMENT - EVERYMAN'S DREAM FOR THE "HOBBY ROOM" DB ATTACHED HEATED GARAGE WITH WORK BENCH & 36" TV ON THE WALL IN THE CORNER - LAUNDRY ROOM (ON MAIN) LOCATED RIGHT AS YOU ENTER THE HOUSE FROM GARAGE - THE LOT IS 50 X 130 WITH BACK ALLEY ACCESS FOR YOUR RV OR EXTRA TOYS & 20 X 12 HEAVEY DUTY TARP SHED WILL OPEN AT BOTH ENDS - BACK YARD IS FENCED & 3 ORIGINAL PANELS ARE THERE IF YOU WISH TO REMOVE CHAIN LINK PANELS - FOR THOSE GARDEN ENTHUSIAST A GREENHOUSE IS INCLUDED FOR YOUR SUMMERTIME HOBBY - PROPERTY IS LOCATED ON QUIET CUL DE SAC STREET - WALKING TO SCHOOLS (CHRISTIAN & CATHOLIC ARE AVAILABLE) SHOPPING - VARIETY OF



UNIQUE STORES INCLUDING COFFEE SHOPS - LADIES STORES - GREAT THRIFTING - INTERIOR DESIGN & MORE - DIDSBURY CATERS TO ALL AGE GROUPS WITH BEAUTIFUL SPORTS FACILITY WITH POOL WATERSLIDE HOCKEY SKATING & CURLING & GOLF COURSE - PLUS 2 SENIOR LODGES - HOSPITAL - DIDSBURY IS LOCATED 45 MINS N OF CALGARY AND 45 MINS S OF RED DEER - WELL WORTH CONSIDERING - SELLER IS MOTIVATED

Built in 2001

### **Essential Information**

MLS® #	A2193759
Price	\$499,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1332 25 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Gentle Sloping, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 13th, 2025
Days on Market	27
Zoning	R1

## Listing Details

Listing Office	First Place Realty
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