

# \$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!

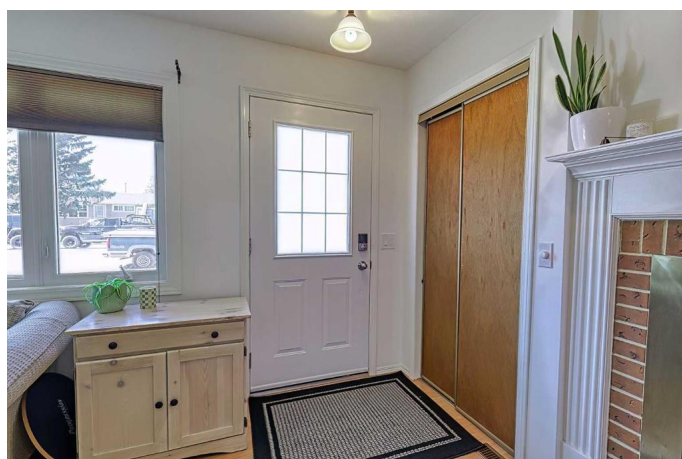
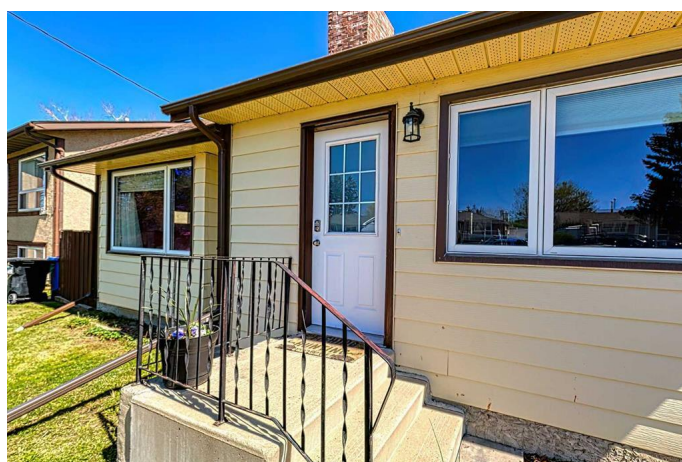
Built in 1991

## 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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