

# \$389,900 - 701 22 Street, Didsbury

MLS® #A2210399

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential on 0.13 Acres

NONE, Didsbury, Alberta

Welcome to this lovely 4 bedroom, 2 bath 1185 sqft Bungalow in Didsbury. Yes you can still get a detached family home for under \$400K. Lots of upgrades throughout including newer 50 year shingles, newer windows, newer laminate and vinyl plank flooring, updated kitchen cabinets, backsplash and appliances and both bathrooms have also been updated. The main level is open and bright throughout with nice sized rooms all with laminate flooring and double closets and a nicely updated 4 pc bathroom. To the basement there is a separate back entrance for access flexibility. The raised basement is a fantastic space for future development with loads of oversized windows, a large 4th bedroom (currently used as an office) with a walk-in closet, a 3 pc bathroom, large storage room and huge rec room/family room space that is open to your development ideas. The oversized corner lot provides lots of space for a garden space, fire pit and lots of room for a future garage if desired. Located on a quiet street with a new playground for the kids just around the corner.

Built in 1978

## Essential Information

MLS® # A2210399

Price \$389,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	701 22 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### **Amenities**

Parking Spaces	2
Parking	None, On Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Corner Lot, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	9
Zoning	R-2

## Listing Details

Listing Office	Evolve Realty
----------------	---------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.