

# \$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!

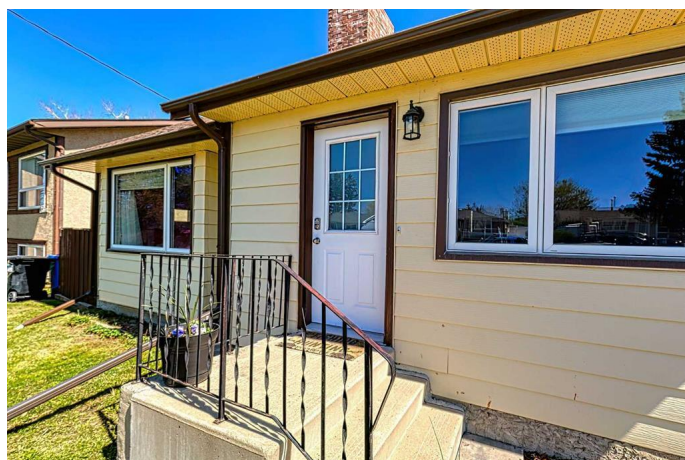
Built in 1991

## 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	Crawl Space, See Remarks

### **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	34
Zoning	R-2

**Listing Details**

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

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.