

# \$380,000 - 1332 24 Street, Didsbury

MLS® #A2244234

**\$380,000**

4 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.14 Acres

NONE, Didsbury, Alberta

"IT HAPPENED" ... That 4 bedroom home you've been looking for has just hit the market. Curb appeal starts at the front and carries right through to the back yard. Upon entering the front door you'll see the main floor bedroom next to the living room with a large east facing window allowing the morning sun to brighten the day. Just down the hall is the 4 piece bathroom. Beautiful dura ceramic flooring covers much of the main living area. The kitchen right next to the dining room has plenty of wood cabinets, counter tops and a small eating bar. Many great visiting/meal times with family and friends will take place around the dining table. Take a walk downstairs and you'll find the other 3 bedrooms and 3 piece bathroom which is home to the laundry room as well. There will be many a good movie/sports event enjoyed in the family room. We cannot forget the back yard, where thanks to the 2 tiered deck, the absolute best BBQ's will take place followed by quiet relaxation as you watch the sun set. Water supply to this property is supplied by a drilled well, so no municipal water charges. To some of you the garage may be the best feature of this property. It's not a typo, it truly is 26' x 30' and heated with an overhead gas heater. How's that for having room for vehicles, toys and still room to work on the projects that come up from time to time? You better come and take a look before someone else beats you to it.



Built in 1970

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244234    |
| Price          | \$380,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,062       |
| Acres          | 0.14        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1332 24 Street       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Range Hood                         |
| Heating           | Forced Air                                     |
| Cooling           | None                                           |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s) |
|-------------------|--------------------------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                                   |
| Construction    | Wood Frame                                        |
| Foundation      | Poured Concrete                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 8               |
| Zoning         | R 2             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Front Porch Realty |
|----------------|--------------------|

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