

# **\$565,000 - 2145, 2145 25 Avenue, Didsbury**

MLS® #A2212322

**\$565,000**

4 Bedroom, 4.00 Bathroom, 1,661 sqft

Residential on 0.12 Acres

NONE, Didsbury, Alberta

UNIQUE PROPERTY WITH A COUNTRY FLAIR - CUSTOM BUILD - FULLY FINISHED 2 STOREY - CERTAINLY A WHOA FACTOR WHEN YOU WALK INTO THIS VERY OPEN CONCEPT MAINFLOOR - LG WINDOWS ALLOWING LOTS OF NATURAL LIGHT - FUNCTIONAL KITCHEN - LG CORNER WINDOWS LOOKING OUT ONTO THE GARDEN AREA - CORNER PANTRY - KITCHEN ISLAND WITH BREAKFAST NOOK - NEW DISHWASHER & STOVE - MAPLE CABINETS ALONG WITH MAPLE HARDWOOD THRUOUT MAIN FLOOR - GARDEN DOOR ONTO PRIVATE COVERED DECK - VERY LOW MAINTENANCE GARDEN AREA WITH SHED & PAVED PATHWAY TO FIREPIT AREA - FULLY FENCED YARD WITH GATE ONTO BACK ALLEY - UPSTAIRS 3 SPACIOUS BEDROOMS - HUGE MB WITH RELAXING ENSUITE WITH SEPARATE TUB & SHOWER - BASEMENT HAS ONLY BEEN DEVELOPED IN THE LAST FEW YEARS WITH LG FAMILY ROOM - CUTE LITTLE COVE FOR OFFICE/COMPUTOR - LG BEDROOM - 3 PIECE ENSUITE WITH GLASS SHOWER - FRESH NATURAL TONES THRU OUT THE HOUSE - CARPET ON STAIRS & UPSTAIRS REPLACED 3 YEARS AGO - ALL TILED AREAS HAVE INFLOOR HEAT AS WELL AS INFLOOR IN BASEMENT - NEW HOTWATER TANK INSTALLED DEC 2024 - GARAGE DRYWALLED & FURNACE INSTALLED 3



YEARS AGO - PERFECT LOCATION ONLY  
COUPLE OF BLOCKS TO ELEMENTARY  
AND MIDDLE SCHOOLS & GROCERY  
STORE - DIDSBURY HAS LOTS OF UNIQUE  
SHOPPING - RESTAURANTS & COFFEE  
SHOPS - HOSPITAL - 2 SENIOR LODGES -  
SPORTS COMPLEX & MORE - JUST OF  
#582 - 10MINS FROM QE2 45 MINS NORTH  
OF AIRPORT & 45 SOUTH OF RED DEER -  
ESCAPE TO A SMALL FRIENDLY  
COMMUNITY IN THE COUNTRY - YOU  
WONT BE DISAPPOINTED !!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212322    |
| Price          | \$565,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,661       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2145, 2145 25 Avenue |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator                                                                                                               |
| Heating           | In Floor, Forced Air, Fireplace Insert                                                                                                                                           |
| Cooling           | None                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                   |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                     |
| Lot Description   | Back Lane, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 4                |
| Zoning         | R1               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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