

# \$459,000 - 2004 24 Avenue, Didsbury

MLS® #A2224161

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,606 sqft  
Residential on 0.06 Acres

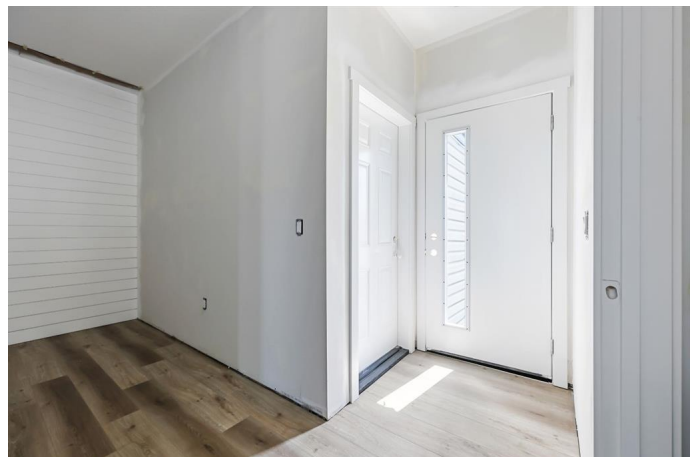
NONE, Didsbury, Alberta

Welcome to this beautifully designed half duplex nestled in the peaceful and friendly community of Didsbury, Alberta. This thoughtfully laid-out home offers an impressive main floor featuring a bright and spacious living area, perfect for relaxing or entertaining. The modern kitchen is a true standout with stunning tile backsplash, sleek range hood fan, and ample cabinetry – all lit by energy-efficient LED lighting throughout the home.

Upstairs, you'll find three generously sized bedrooms, including a large primary suite with a luxurious 4-piece ensuite. Enjoy contemporary finishes like elegant white tile and sophisticated black Moen fixtures that add a touch of class to the space.

The separate side entrance leads to a large basement with endless potential! Permits are already in place for future development – imagine a recreation room, fourth bedroom, and bathroom, all tailored to your taste and needs. Keep this space for yourself, or use it for potential income.

Additional features include a single attached garage, a concrete front parking pad, and a gravel rear pad offering extra parking or RV space. Located within walking distance to schools, grocery stores, and local dining, this home is a perfect blend of comfort, convenience, and opportunity.



Donâ€™t miss your chance to call this exceptional property home â€“ schedule your viewing today!

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224161               |
| Price          | \$459,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,606                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2004 24 Avenue       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters, Recessed Lighting, Separate Entrance                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |

|              |                                  |
|--------------|----------------------------------|
| Heating      | Forced Air, Natural Gas          |
| Cooling      | None                             |
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance, Private Yard        |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 25             |
| Zoning         | R-2            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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