

# **\$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 - BASEMENT ENSUITE HAS INFLOOR HEAT - 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, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Crown Molding, Sump Pump(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, 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 19

Zoning R1

## Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.