

# \$599,000 - 609 23 Street, Didsbury

MLS® #A2213601

**\$599,000**

5 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 2.00 Acres

NONE, Didsbury, Alberta

Welcome to this incredible opportunity in the heart of Didsbury, AB – a rare residential acreage located within town limits! The main floor boasts 3 bedrooms, a functional kitchen and living space, and convenient upstairs laundry. Downstairs, you’ll find an illegal basement suite with 2 additional bedrooms, a separate kitchen area, and its own laundry – perfect for extended family, guests, or mortgage helper.

In addition to the home, the property includes several outstanding features: a massive 22’ x 14’ workshop area (formerly a greenhouse), and a 40’ x 23’ greenhouse frame ready for completion.

With everything in good working order, this home is move-in ready.

Acreages like this – offering space, privacy, and future potential – are almost unheard of within town boundaries. Don’t miss your chance to own this truly one-of-a-kind property!

Built in 1974

## Essential Information

MLS® #                      A2213601

Price                        \$599,000

Bedrooms                5



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	2.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### Community Information

Address	609 23 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

### Amenities

Parking	RV Access/Parking
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### Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	None
Lot Description	Cleared, Few Trees
Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 26th, 2025
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Days on Market	130
Zoning	R5

**Listing Details**

Listing Office	Real Broker
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