

# \$459,000 - 2158 23 Avenue, Didsbury

MLS® #A2263933

**\$459,000**

5 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.16 Acres

NONE, Didsbury, Alberta

Natural charm meets modern appeal in this updated 5-bedroom, 2.5-bath home located in Didsbury. With over 2,000 sq ft of living space, the home showcases natural cedar construction and vaulted ceilings. Renovated in 2025, it features a new kitchen, new carpeting throughout, updated tile at the front entrance, and custom window coverings. New central air conditioning keeps the home comfortable year-round, while recent upgrades to the furnace, hot water tank, shingles, and windows offer peace of mind for years to come. The thoughtful updates carry through to the lower level, which includes two bedrooms, a beautiful bathroom, nine windows, and a generously sized laundry/utility room with ample storage. A family room with a wood-burning stove completes the space. Stepping outside, enjoy a newly landscaped yard with fresh sod and a brand-new fence enclosing the full backyard, secure for children or pets and offering excellent privacy. Situated on a corner lot, the property includes a newly poured concrete patio and sidewalk, along with ample parking. The oversized 26x30 ft garage features 12-foot ceilings, full insulation, drywall, electrical panel, and an overhead gas furnace. Adjacent to the garage is an ideal space for a trailer, RV, or additional vehicles. Families will also be excited to know that both elementary and middle schools are within walking distance. Schedule your viewing today and discover why this Didsbury gem is ready to welcome you HOME!



Built in 1970

## Essential Information

MLS® #	A2263933
Price	\$459,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,074
Acres	0.16
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2158 23 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, On Street, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Dryer, Gas Oven, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 14th, 2025
Zoning	R-2

## Listing Details

Listing Office	Royal LePage Wildrose Real Estate
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