

# \$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
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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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