

\$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! This spacious property features an older, character-filled home offering endless potential for renovation or customization. The main floor boasts 3 bedrooms, a functional kitchen and living space, and convenient upstairs laundry. Downstairs, you™ find a fully legal basement suite with 2 additional bedrooms, a separate kitchen area, and its own laundry – perfect for extended family, guests, or rental income.

In addition to the home, the property includes several outstanding features: a massive 22'™ x 14'™ workshop area (formerly a greenhouse), a 40'™ x 23'™ greenhouse frame ready for completion, and a full 78-foot concrete tunnel beneath the shop – previously used for ballistic testing and now ideal for a storm shelter, storage, or a creative project.

With everything in good working order, this home is move-in ready but would shine with a few updates. Adding even more value, the property has already been approved for subdivision, creating a fantastic investment or redevelopment opportunity.

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 |
|---------|-------------------|

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 |
| Days on Market | 18 |
| Zoning | R5 |

Listing Details

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

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