

# \$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’ll 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 | 5                |
| Zoning         | R5               |

**Listing Details**

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

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