

# \$179,900 - 20, 1706 22 Avenue, Didsbury

MLS® #A2226955

**\$179,900**

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.06 Acres

NONE, Didsbury, Alberta

Discover exceptional value in this 3-bedroom, 1.5-bathroom condo located in the heart of Didsbury, AB. With over 1,700 sq ft of total developed living space, this home offers both comfort and functionality—perfect for first-time buyers, families, or investors.

The main floor features a practical kitchen with a cozy eating area and a generously sized living room, ideal for relaxing or entertaining. Upstairs, you'll find three spacious bedrooms and a full bathroom, providing ample space for the whole family.

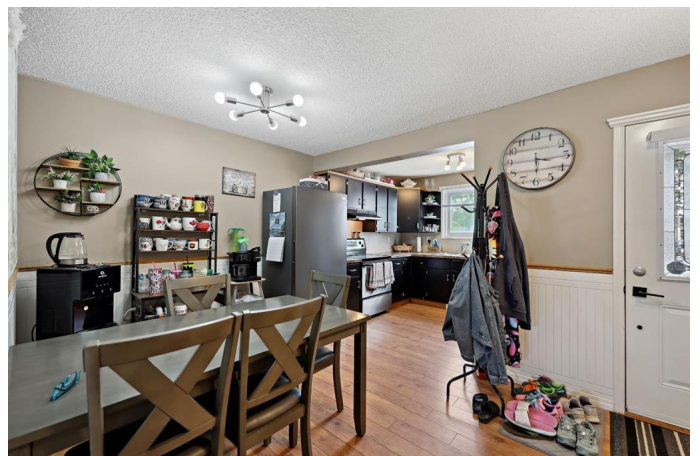
The fully developed basement includes a large family entertainment room, an additional flex space perfect for guests or a home office, and a dedicated laundry area.

Step outside to your own private, fenced backyard complete with an upper deck and a lower brick patio—a great space to enjoy summer evenings or host BBQs.

Location is everything! This home is just steps from the local pool and arena, and within walking distance to popular restaurants including Tim Hortons and Dairy Queen.

Best of all? Enjoy low condo fees, making this an affordable option with added value.

Don't miss this rare opportunity—schedule your showing today!



Built in 1982

### Essential Information

MLS® #	A2226955
Price	\$179,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	20, 1706 22 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

### Amenities

Amenities	Bicycle Storage, Parking, Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	3
Zoning	R-5

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.