

# \$169,000 - 1405 20 Avenue, Didsbury

MLS® #A2200553

**\$169,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.12 Acres

NONE, Didsbury, Alberta

This **45' x 124'** (approx. 5,300 sq. ft.) lot is ready for your vision! With **RC zoning**, allowing for both residential and commercial development, this property offers incredible flexibility. Neighboring lots have successfully developed **triplexes with rear garages**, making this an ideal investment for those looking to build multi-unit housing.

The previous home has been **demolished**, so you can start fresh with no teardown costs. Located in a **highly convenient area**, this lot sits **across from the popular Country Nook**, just steps from **Didsbury Hospital**, and within walking distance to **schools, shopping, and other amenities**.

Whether you're an investor, builder, or future homeowner looking for a prime location, this property offers **exceptional potential**. Don't miss out on this **rare development opportunity** in the heart of Didsbury!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2200553         |
| Price     | \$169,000        |
| Bathrooms | 0.00             |
| Acres     | 0.12             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1405 20 Avenue       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

## Exterior

|                 |           |
|-----------------|-----------|
| Lot Description | Back Lane |
|-----------------|-----------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 167             |
| Zoning         | RC              |

## Listing Details

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

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