

# \$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	165
Zoning	RC

## 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.