

# \$349,900 - 39 Southridge Crescent, Didsbury

MLS® #A2229309

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.11 Acres

NONE, Didsbury, Alberta

Here is a great set-up for first time buyers or downsizers out there. This mobile home on concrete pilings, with an addition, has had extensive renovations in recent years both inside and out! The front door leads into the addition which is a flex room that is currently used as a large dining room. It has a wood burning stove that helps keep the place nice and cozy in the winter. With 2 bedrooms and 2 baths this home is all set. Interior upgrades in recent years include: new hot water tank, new dishwasher, newer stove, newer faucets in kitchen and baths, newer custom blinds and various plumbing upgrades. Exterior upgrades include: concrete driveway, all new stucco exterior, some newer vinyl windows, new insulation and heat tape on main water line, and the belly bag was recently inspected and minor repairs completed. Outside you'll enjoy the green space just over your back fence, a large storage shed with power and a wood shed. A good sized yard with firepit and a carport to shelter your vehicle when that dreaded season comes upon us. Call your favourite realtor and come have a look!

Built in 1988

## Essential Information

MLS® # A2229309

Price \$349,900

Bedrooms 2



|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,125                   |
| Acres          | 0.11                    |
| Year Built     | 1988                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 39 Southridge Crescent |
| Subdivision | NONE                   |
| City        | Didsbury               |
| County      | Mountain View County   |
| Province    | Alberta                |
| Postal Code | T0M 0W0                |

### **Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 4                                                  |
| Parking        | Carport, Concrete Driveway, Front Drive, On Street |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Storage, Vaulted Ceiling(s), Vinyl Windows                                           |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Family Room, Free Standing, Wood Burning Stove                                       |
| Has Basement      | Yes                                                                                  |
| Basement          | Crawl Space, None                                                                    |

### **Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                        |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Metal                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Piling(s)          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-3            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Front Porch Realty |
|----------------|--------------------|

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