



**GRASSROOTS**  
REALTY GROUP

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**13 Park Lane**  
**Didsbury, Alberta**

**MLS # A2236651**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters		

<b>Inclusions:</b>	N/A
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Welcome to this stylish and affordable freehold townhouse with no condo fees, built by Jonboyz Construction, a reputable local builder in Didsbury. Located in the desirable community of Valarosa, this home offers nearly 1,300 sq ft of functional living space with thoughtful design and family-friendly features. The main level includes an attached garage, utility room, and direct access to the backyard &mdash; offering both practicality and convenience. Upstairs, the bright and spacious main floor boasts an open dining area, cozy living room, and a modern kitchen complete with white soft-close cabinets, white quartz countertops, a pantry, and vinyl plank flooring in a warm, neutral tone. This level also includes a 2-piece bathroom and access to your private rear deck &mdash; ideal for relaxing or entertaining. On the third floor, you’ll find two generously sized bedrooms, a 4-piece bathroom, and a convenient upstairs laundry room. The primary bedroom features dual closets, providing excellent storage space. Carpet flooring adds warmth and comfort to the bedrooms and hallway. This townhouse offers a spacious backyard, and front yard &mdash; a rare find. The builder will also be including a fully fenced backyard, providing privacy, security, and a safe space for children or pets. Located just steps from a scenic protected forest area with walking paths and local wildlife, and close to a playground and baseball diamond, this home is perfect for families looking for space and community. Don’t miss your chance to own this well-crafted home in a peaceful, family-oriented neighborhood.