



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**12 Park Lane
Didsbury, Alberta**

MLS # A2237388



\$399,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,285 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: N/A

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 — 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 — 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 — 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.