



GRASSROOTS
REALTY GROUP

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**1332 24 Street
Didsbury, Alberta**

MLS # A2244234



\$380,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R 2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: None

"IT HAPPENED" ... That 4 bedroom home you've been looking for has just hit the market. Curb appeal starts at the front and carries right through to the back yard. Upon entering the front door you'll see the main floor bedroom next to the living room with a large east facing window allowing the morning sun to brighten the day. Just down the hall is the 4 piece bathroom. Beautiful dura ceramic flooring covers much of the main living area. The kitchen right next to the dining room has plenty of wood cabinets, counter tops and a small eating bar. Many great visiting/meal times with family and friends will take place around the dining table. Take a walk downstairs and you'll find the other 3 bedrooms and 3 piece bathroom which is home to the laundry room as well. There will be many a good movie/sports event enjoyed in the family room. We cannot forget the back yard, where thanks to the 2 tiered deck, the absolute best BBQ's will take place followed by quiet relaxation as you watch the sun set. Water supply to this property is supplied by a drilled well, so no municipal water charges. To some of you the garage may be the best feature of this property. It's not a typo, it truly is 26' x 30' and heated with an overhead gas heater. How's that for having room for vehicles, toys and still room to work on the projects that come up from time to time? You better come and take a look before someone else beats you to it.