



GRASSROOTS
REALTY GROUP

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18, 1706 22 Avenue
Didsbury, Alberta

MLS # A2260038



\$160,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,181 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: fridge, stove, hood fan, washer, dryer, all window coverings (all as is)

A GREAT PLACE TO START OUT ! This home with 3 bedrooms and 1.5 baths, your own private back yard, and two parking stalls right outside your front door is ready for you to call HOME SWEET HOME ! A good sized kitchen with eating area, a large living room with access to the rear yard, a generous sized master bedroom with a large closet, and one of the secondary bedrooms even has a walk in closet. The unspoiled basement is a great space to store all the little extras, and has great development potential for a family or playroom as well. The complex is well managed, and is across the street from the town's recreation centre that houses the pool, arena, curling rink, and community centre. It's time to stop renting, because home ownership is possible for your family !