



**GRASSROOTS**  
REALTY GROUP

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**1430 22 Avenue  
Didsbury, Alberta**

**MLS # A2269116**



**\$319,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** N/A

THIS COULD BE YOUR NEXT HOME!! If you are looking for an affordable, modern and ready to move into home in Didsbury check out this townhouse! You will appreciate it is on a quiet street and has an attached single garage. Inside you will find an open floor plan and spacious main and upper levels that will accommodate your family. The main has an open kitchen with nice wood cabinets, tiled backsplash/floors, black appliances and lots of space to create that next meal. There is also a dining area, living room and half bath. Head upstairs and you will find a large primary bedroom with 4 pc ensuite, 2 secondary bedrooms, laundry closet and a full bathroom. The basement is partially finished but has more space that could be used as a gym or a family room. This home has a front porch-a great place to relax, and aggregate sidewalks; you will also appreciate that this home does have great curb appeal. This is a really decent place for a really great price! Call today to book a viewing!