



**GRASSROOTS**  
REALTY GROUP

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**17 Deer Coulee Drive  
Didsbury, Alberta**

**MLS # A2272666**



**\$334,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

**Inclusions:** N/A

Your Search Ends Here! Discover this affordable, move-in-ready gem complete with an attached garage and an open-concept main floor perfect for entertaining. Featuring three bedrooms, 2.5 baths, and a convenient second-floor laundry room (now with a brand new washing machine!), this home offers everything you need. The intelligent two-level second floor maximizes privacy. On the first level, you'll find the spacious primary bedroom, which boasts a fantastic ensuite and a large walk-in closet. A few steps up lead to the secondary bedrooms, a full main bath, and the laundry area. The bright basement is a blank canvas, ready for your personal touch, and already includes a rough-in for future in-floor heating and a modern hot water on demand system. Outside, enjoy the rear deck and a good-sized, fenced backyard with no rear neighbors, providing extra privacy. Whether you're a first-time buyer, looking to downsize, investing, or have a growing family, this house is a complete package. Don't miss out—call your favorite Realtor today to book a personal viewing!