



GRASSROOTS
REALTY GROUP

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**25 Park Place
Didsbury, Alberta**

MLS # A2283255



\$313,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	666 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Tankless Hot Water		

Inclusions: Window Coverings & Rods

Tucked into a quiet cul-de-sac in Didsbury, this well-cared-for bi-level duplex is the kind of place that simply feels comfortable the moment you arrive. Surrounded by mature trees with walking paths and green space nearby, the location feels established and calm, while everyday amenities are just minutes away. Set on an impressive ~8400sqft pie-shaped lot, the fully fenced backyard is a standout, especially for a duplex. There's room to spread out, let kids play, or give pets the space they deserve, with space to enjoy now and the potential to add a garage in the future, subject to municipal approval. RV parking along the side of the home plus a two-vehicle gravel parking pad out front adds even more flexibility for day-to-day living. Inside, the upper level is bright, open, and welcoming. The living room and kitchen flow together easily, creating a space that works just as well for quiet evenings as it does for having friends or family over. Big windows bring in loads of natural light, while modern paint updates and refreshed kitchen cabinetry keep things feeling clean and current. The kitchen offers a generous eat-up island, pantry storage, and a large window over the sink that looks out into the backyard, always a nice touch. Downstairs, all three bedrooms are located together, creating a cozy and functional lower level. Thanks to above-grade windows and southwest front exposure, the bedrooms feel light and airy, not like a typical lower level at all. In-floor heat keeps this space warm and comfortable through the winter months, and a full four-piece bathroom plus a dedicated laundry room complete the layout. For added flexibility, laundry hookups are also available on the main floor if that's your preference. With hot water on demand, a move-in-ready interior, and a layout that just works, this home is a great option for anyone looking to step out of the

rental cycle, keep monthly expenses manageable, or find a place to truly call home with a safe yard for kids or pets, without needing a garage or a massive mortgage.