



**2316 17 Avenue
Didsbury, Alberta**

MLS # A2289855



\$479,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Single Garage Attached, Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: outdoor bluetooth speakers/ stereo & speaker system, work bench, & shelving in single garage/ brown cabinet and blue work bench in laundry room/ alarm equipment (not active), garden shed, electric pump for pond

Welcome to this beautifully updated 1,095 sq. ft. bungalow in the friendly community of Didsbury. This well-maintained 3-bedroom home offers a bright, comfortable layout with updated appliances & numerous interior updates that give the home a clean, modern feel. The main living space is filled with natural light, creating a warm and inviting atmosphere, while the home also features a new furnace and new hot water tank for added peace of mind. A rare highlight of this property is the exceptional garage and workshop space. In addition to the single front entry-rear entry (man door) attached garage complete with garage door opener, workbench, shelving, and wired stereo system; the property features a 32' x 26' triple detached heated garage with back alley access. This impressive shop includes overhead radiant heat, 200 amp electrical service, overhead air compressor, exhaust fan, workbench, garage door openers, and ceiling height designed to accommodate vehicle lifts—ideal for hobbyists, mechanics, or anyone needing serious workspace. Enjoy the outdoors from the bright three-season room overlooking the backyard. The yard features 6' black chain-link fencing, back deck, brick & stone ground level fire pit area, decorative pond with elect. pump, 10' x 8' garden shed, and outdoor Bluetooth speaker system—perfect for relaxing or entertaining. A large concrete front parking pad provides additional off-street parking, and the property is located close to the beautiful Didsbury Golf Club, schools, shopping, and amenities. This property offers an excellent combination of comfortable living space, extensive garage facilities, and a welcoming neighbourhood—a rare opportunity for buyers looking for both lifestyle and functionality.