

17 Deer Coulee Drive
Didsbury, Alberta

MLS # A2272666



\$334,500

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|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,402 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, No Neighbours Behind | | |

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|-------------|---|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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!