

**17 Deer Coulee Drive
Didsbury, Alberta**
MLS # A2272666

\$334,500



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	

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!