



**2109 17 Avenue
Didsbury, Alberta**

MLS # A2296664



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Many Trees		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: N/A

Come see this affordable, move-in-ready bungalow in Didsbury! The house has many upgrades and is newly renovated. Located on a quiet, family-friendly cul-de-sac, this property sits on a large lot and is ready for your family. The main floor features a bright, functional layout with three bedrooms and a full bathroom. You’ll find beautifully refinished original hardwood and new vinyl plank flooring throughout. The kitchen is designed for daily life, featuring all standard appliances (fridge, stove, dishwasher) and a practical storage bench nook. The partially developed basement adds significant living space, including two additional bedrooms, a second full bathroom, and a family room featuring a wood-burning stove. This home has been updated with a focus on longevity and energy efficiency, including a high-efficiency furnace, new siding, windows, front steps, and increased insulation for better climate control and lower utility costs. Situated on a massive 60' x 128' lot, the backyard is perfect for playing, relaxing, gardening, or enjoying your own nature sanctuary. It is fully enclosed with maintenance-free vinyl fencing and shaded by mature trees. It features a massive composite deck (350+ sq ft) ready for Canadian BBQs or quiet relaxation. The house includes a single-car garage and additional storage sheds. Location: Didsbury offers a high quality of life with a friendly, small-town atmosphere of 5,000 residents. The house is within walking distance of schools, the downtown core, a swimming pool, golf course, curling/ice arena, and the local hospital. For commuters, Calgary is an easy 45-minute drive away.