



**4 Westridge Drive  
Didsbury, Alberta**

**MLS # A2318906**



**\$434,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Low Maintenance La		

<b>Heating:</b>	In Floor, Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

THIS COULD BE YOUR NEXT HOME!! Great location -this home can be found in the prime Westpoint subdivision in Didsbury. This Tru-Square Built home has a good floorplan and is ready for it's next family. The oak kitchen features an island, corner pantry, pot drawers, and has lots of good working space. The main level also has a large living room, dining room with access out to the rear yard/deck and there are vaulted ceilings. The large primary bedroom has a 3 pc ensuite and there are two other bedrooms, a main bathroom and laundry closet in case you want main floor laundry. The fully developed basement has a large family room, 2 bedrooms (one currently used as laundry room), another full bathroom and mechanical room w lots of storage. There is direct access to the garage from inside of the house and lots of space there for all of those extras. The fenced rear yard has Saskatoon bushes and lots of room to entertain or play. This home might be made better with some flooring and paint but overall is in really great shape. This area is one of the quieter sections in town and close to walking paths and on the edge of town. A really decent place to call HOME! Please ask about the PRE INSPECTION REPORT!