



GRASSROOTS
REALTY GROUP

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**41 Deer Coulee Drive
Didsbury, Alberta**

MLS # A2331946



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,202 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: Refrigerator and Freezer in basement

THIS COULD BE YOUR NEXT HOME!! This FEELS like home the moment you walk in through the front door! Check out this meticulously maintained bilevel in Didsbury. You will appreciate the peace and quiet this home has to offer; sitting on the back deck feels like you are in the country. The kitchen has plenty of oak cabinets, an island, a large pantry and it overlooks that tranquil backyard. The large living room does have a dining area in case you needed formal space. The rest of the main floor consists of a master with ensuite, 2 other bedrooms, full bath and inviting entryway. The basement is partially finished and ready for you to earn some sweat equity. It does have a nicely finished bedroom, roughed in in floor heat that needs very little to get going and the rest is framed in ready for your finishing touches. There is also a double garage, that lovely low maintenance yard, one of the nicest locations in Deer Coulee and you have one great home to make your own!! Call today to view!! Directions: