



GRASSROOTS
REALTY GROUP

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2305 17 Avenue
Didsbury, Alberta

MLS # A2336254



\$499,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,252 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Storage shed
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Welcome to this beautifully renovated family home in Didsbury, offering 5 bedrooms, 2 full bathrooms, and plenty of space for everyone with both a comfortable family room and a separate living room. The spacious kitchen features a pantry and opens to a bright sunroom, while the basement includes a large utility room ideal for crafts, hobbies, or a workshop. Recent upgrades include new stucco, windows, carpet, and vinyl flooring, along with an oversized front driveway providing ample parking. Outside, enjoy a large lot with fruit trees, flower beds, a greenhouse, oversized garage, and RV parking with convenient access from the back lane. The impressive outdoor entertaining area features built-in seating, a bar, and a fire pit, creating the perfect space to gather with family and friends. Located in a quiet neighbourhood close to parks, schools, shopping, and within walking distance of the arena, this home also offers easy access to Didsbury's many amenities, including shops, restaurants, services, and the local hospital.