

# \$429,000 - 1701 17 Street, Didsbury

---

MLS® #A2208987

**\$429,000**

3 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.11 Acres

NONE, Didsbury, Alberta

CUSTOM (SENIOR ORIENTED DESIGN)  
BUILT BUNGALOW BY FIRST OWNER ON  
QUIET STREET. FEATURES INCLUDE OAK  
FLOORS THROUGH OUT , THREE  
BATHROOMS, BRIGHT MORNING (EAST)  
KITCHEN ; ,CONVENIENT MAIN FLOOR  
LAUNDRY , HIGH END SECURITY SYSTEM ,  
IN FLOOR HEATING SYSTEM DOWN , AIR  
CONDITIONING UNIT, AND DECK OFF  
THE KITCHEN . GUEST BEDROOMS  
EITHER ON THE MAIN OR DOWN WITH  
CONVENIENT BATHROOM ACCESS.  
HEATED DOUBLE FRONT GARAGE (26FT  
DEEP) ALSO HAS ITS OWN IN SLAB  
HEATING SYSTEM , DEDICATED  
RV.PARKING FOR MOTORHOMES ,  
LANDSCAPING AND SNOW REMOVAL  
HANDLED BY THE HOME OWNER'S  
ASSOCIATION . A RARE AND EXCELLENT  
BUNGALOW OPPORTUNITY. THIS IS NOT A  
CONDO .



Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208987  |
| Price          | \$429,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,224     |
| Acres          | 0.11      |

|            |             |
|------------|-------------|
| Year Built | 1998        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1701 17 Street       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking                    |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached, Pa |
| # of Garages   | 2                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Refrigerator, V<br>Garage Control(s), Washer |
| Heating           | Boiler, Natural Gas, Forced A                            |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, See Remarks                            |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | City Lot        |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Other           |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 121             |
| Zoning         | R2              |
| HOA Fees       | 110             |
| HOA Fees Freq. | MON             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.