

# \$434,900 - 12 Poplar Ridge Close, Didsbury

MLS® #A2241873

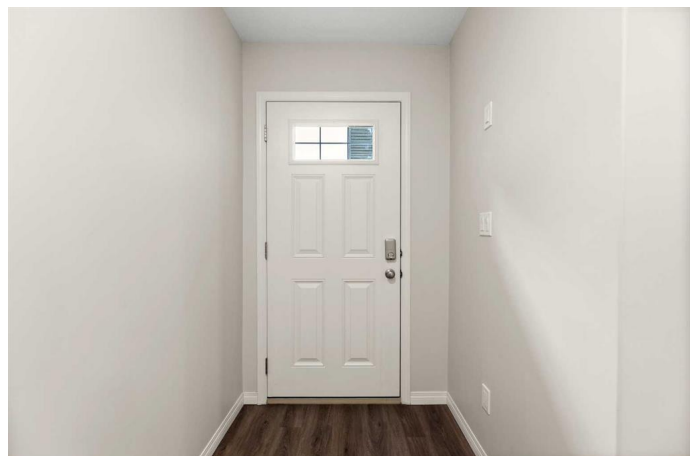
**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.07 Acres

NONE, Didsbury, Alberta

Have you been looking for a clean, tidy and ready to move into property? LOOK NO MORE, it has arrived on the market and is calling your name. This 3 bedroom, 2 and a half bathroom town house may be just what you have been dreaming about. Did I mention NO condo fees. Vinyl plank flooring covers the entire main floor. The kitchen boasts beautiful cabinets, island, quartz counter tops and a huge walk-in pantry (plenty of room for the chips and chocolate bars, the low calorie ones). Thanks to the open floor plan, entertaining family and friends will be very enjoyable. Just off the dining room is the patio door, giving easy access to the south facing deck where great family BBQ's will take place and when the air cools too much, just pop back inside and visit in the good sized living room. When it is time to call it a day just head upstairs to where the 2 bedrooms with shared bathroom are situated as well as the good sized laundry room. The large north facing primary bedroom is home to a beautiful ensuite and a fantastic walk-in closet. Your creative development skills can be put to work as you plan and prepare for the future of what your basement will become. There is a great opportunity for you to gain equity in your investment as you develop a bedroom, family room and a bathroom in the basement. With direct access to the home, you'll really appreciate the double attached garage for your vehicles and also a place to work on the projects that come up from time to time. Your



children will have many great times playing with their friends in the fenced back yard. Take a good look and see if this home will work for you.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241873      |
| Price          | \$434,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,647         |
| Acres          | 0.07          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12 Poplar Ridge Close |
| Subdivision | NONE                  |
| City        | Didsbury              |
| County      | Mountain View County  |
| Province    | Alberta               |
| Postal Code | T0M 0W0               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Rain Gutters |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 12              |
| Zoning         | R 5             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Front Porch Realty |
|----------------|--------------------|

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