

# \$314,999 - 12 Park Lane, Didsbury

MLS® #A2237388

**\$314,999**

2 Bedroom, 2.00 Bathroom, 1,285 sqft

Residential on 0.03 Acres

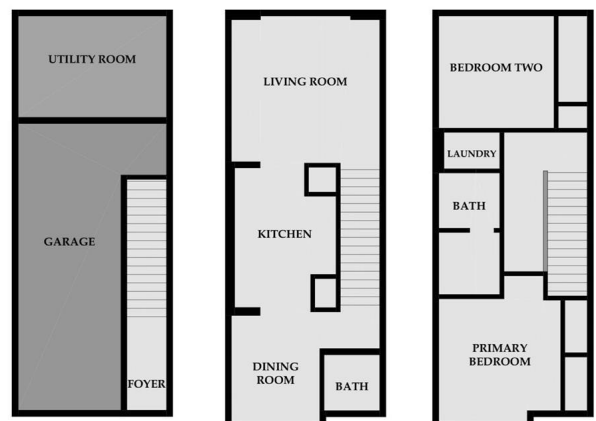
NONE, Didsbury, Alberta

Welcome to this stylish and affordable freehold townhouse with no condo fees, built by Jonboyz Construction, a reputable local builder in Didsbury. Located in the desirable community of Valarosa, this home offers nearly 1,300 sq ft of functional living space with thoughtful design and family-friendly features.

The main level includes an attached garage, utility room, and direct access to the backyard â€” offering both practicality and convenience. Upstairs, the bright and spacious main floor boasts an open dining area, cozy living room, and a modern kitchen complete with white soft-close cabinets, white quartz countertops, a pantry, and vinyl plank flooring in a warm, neutral tone. This level also includes a 2-piece bathroom and access to your private rear deck â€” ideal for relaxing or entertaining.

On the third floor, youâ€™ll find two generously sized bedrooms, a 4-piece bathroom, and a convenient upstairs laundry room. The primary bedroom features dual closets, providing excellent storage space. Carpet flooring adds warmth and comfort to the bedrooms and hallway.

This townhouse offers a spacious backyard, and front yard â€” a rare find. The builder will also be including a fully fenced backyard, providing privacy, security, and a safe space for children or pets. Located just steps from a



scenic protected forest area with walking paths and local wildlife, and close to a playground and baseball diamond, this home is perfect for families looking for space and community.

Don't miss your chance to own this well-crafted home in a peaceful, family-oriented neighborhood.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2237388      |
| Price          | \$314,999     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,285         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 12 Park Lane         |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

**Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Pantry, Quartz Counters |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Slab                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 125            |
| Zoning         | R5             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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