



**GRASSROOTS**

REALTY GROUP

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**121 2 Avenue SW**  
**Diamond Valley, Alberta**

**MLS # A2302186**



**\$409,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	795 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Tankless Hot Water		

**Inclusions:** Shed

This charming and affordable 2-bedroom home, featuring a recently renovated bathroom, sits on a large, highly desirable corner lot. Whether you're downsizing, buying your first home, or searching for an investment property, this home offers exceptional value in an unbeatable central location. Enjoy the convenience of being just minutes from downtown, excellent schools, restaurants, shops, parks, the hospital, and many other amenities. The home has seen several key upgrades, including hot water on demand, a newer furnace, updated windows, and shingles replaced in 2021 on the house, garage, and shed. Inside, the open-concept kitchen and living area create a bright, functional space, complete with a convenient eating bar. Step outside to a spacious, fully fenced private yard featuring new exposed aggregate sidewalks and a large rear deck—perfect for entertaining, gardening, or giving kids plenty of room to play. The property also includes a heated, oversized 24' x 24' garage with 10-foot ceilings, offering year-round comfort and ample storage. Additional highlights include a second driveway at the rear for RV parking, a welcoming front deck, and mature trees and shrubs that provide privacy and a peaceful setting. This well-maintained property is truly a wonderful place to call home.