



417 2 Avenue NW
Diamond Valley, Alberta

MLS # A2307423



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,482 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Converted Garage, Double Garage Detached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water		

Inclusions: Note: There are 2 electric stoves in the main level kitchen, each with a hood fan. Shed, shop freezer and greenhouse included.

Love where you live! Tucked into a quiet cul-de-sac just steps from a sprawling park and the scenic Sheep River, this bright and spacious bi-level on a large lot offers a lifestyle that's hard to beat. Morning walks in nature, kids playing safely out front, evenings on the deck with the sun pouring in. This is the kind of neighbourhood people stay in for years for its serenity and walkability. Inside, you'll find character, warmth, and thoughtful upgrades. The updated alder and quartz kitchen (2012) is a true chef's paradise, offering an impressive amount of cabinetry with full-extension soft-close drawers, pullouts, a powered broom closet, island storage, and two electric ranges (one new in 2023) with hood fans for the serious cook. Stainless steel appliances include a Bosch dishwasher (2024) and fridge with ice/water (2019). The living room is full of charm with reclaimed maple and fir flooring (rescued from an old school gym) and a river rock wood-burning fireplace (roughed in for electronic ignition), plus access to a sunny front balcony through sliding glass doors. The south-facing two-tiered deck off the primary bedroom creates a lovely indoor-outdoor flow, perfect for relaxing. The above-grade, bright lower level offers a family room wired for home theatre, an outlet for an electric fireplace, and easy access to the shop and driveway. The converted double attached garage functions as a workshop, but can be returned to a garage if desired, with the addition of an overhead door. The oversized driveway parks four vehicles with ease. Mechanical updates include tankless hot water (2019), furnace (2013), water softener (2013), roof/gutters (2016), and windows (2015). A 3 ft gravel crawl space adds storage, and the yard features a shed plus a 200-gallon rain barrel for eco-minded living. Fresh paint throughout adds a crisp, move-in-ready feel. If

you're looking for a home that offers comfort, character, and an unbeatable location near nature and parks, along with peaceful cul-de-sac living, this one delivers beautifully. Book your viewing appointment today. We can't wait to show you around!