



299 3rd Avenue SE
Diamond Valley, Alberta

MLS # A2323305



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	1.03 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	UR
Foundation:	Piling(s)	Utilities:	-
Features:	Storage		

Inclusions: none

What a great investment opportunity... Located in Diamond Valley this property features a 1,666 sq ft modular home with 3 bedrooms, an addition and an attached garage, situated on a large 268 x 165 foot lot. Located in a quiet area, the property is in excellent condition, surrounded by mature trees, and offers an incredible mountain view. This property has it's own water well and a septic tank and field. Any future development would require town services put into the property. Could make a great development project or just an awesome view lot to enjoy. No sign on the property and do not access without an appointment.