



107 2A Avenue NW  
Diamond Valley, Alberta

MLS # A2325986



**\$599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Level, Low Maintenance Landscape, No		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks		

**Inclusions:** non

\*\*\*\*\*very unique opportunity to own a home on the best street in Black Diamond! This quiet 2 Story gem backs on to an abundance of green space and is only a minutes' walk to an off leash park, shopping, pubs, restaurants and endless trails along the Sheep river. This beautifully updated home boasts over 2400 sq./ft. of living space including 4 bedrooms and 3.5 bathrooms. The main floor opens to a large entrance, living room with fireplace, large size dining room, powder room, main floor laundry and large kitchen with pantry, tons of storage and stainless steel appliances. The second floor features 3 bedrooms and a main bathroom. The large master bedroom includes a 4pc ensuite, walk-in closet as well as gorgeous green space views. The basement includes a spacious 4th bedroom, media room and generous home gym space or an office. Extensive upgrades include: All newer up grade include some windows, hot water on demand, high efficiency furnace, water softener and air conditioning. Book your showing today to not miss out on this amazing country living home!