



418 1 Avenue NW
Diamond Valley, Alberta

MLS # A2327477



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Treed		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Other

Features: Ceiling Fan(s), No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Shed, Sump Pump in " as is" condition, fridge in basement,

Yet another street I was proud to call home years ago! This is the neighbourhood that everyone stays in — where the neighbours have been looking after each other for over a decade. You will love the convenience of great local shops within walking distance, pathways through the dog park only steps away, an awesome playground for the kiddos, and Vale’s Greenhouse nearby to get your garden looking amazing. That same sense of comfort carries right through the front door — cheery, light, comfortable, and well built. Vaulted ceilings? Yes. Open kitchen with stainless steel appliances? Yes. Gas fireplace for those chill family evenings? Yes. The main floor offers two big bedrooms with tons of closet space, a four-piece bath, and main floor laundry. The basement is partially finished with another full bath and a third bedroom, plus tons of additional storage space and room for the recreation or games room you have always wanted. The beautiful mature lot with trees, established garden beds, and a double attached insulated garage are just the icing on the cake. Come join the community that everyone wants to be in. Buy me now.