



GRASSROOTS
REALTY GROUP

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**502 Sunset Boulevard
Diamond Valley, Alberta**

MLS # A2327781



\$229,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	675 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	None	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Investor Alert! Welcome to 502 Sunset Boulevard, a 50' x 120' corner lot offering outstanding potential. Whether you're looking to build your dream home, secure a holding property, or explore future development possibilities, this property provides a rare opportunity in a sought-after location. Enjoy quick access to the natural beauty and amenities of Kananaskis Country, including Sheep River Falls and an extensive network of trails ideal for hiking, horseback riding, and outdoor adventure. Park your RV while you plan your build, or bring your vision as a seasoned builder with potential for a multiplex development (duplex with secondary suites = 4 units a possibility). The existing home is being sold in as-is condition.