



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206 2 Avenue SE
Diamond Valley, Alberta

MLS # A2327933



\$169,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,168 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	None, Other	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Blinds, Storage Shed

Come home to small town living in the beautiful, friendly town of Diamond Valley. Fantastic schools, local hospitals, loads of shopping & other conveniences without the big city grind! This is an affordable opportunity to buy your first home or to pick up a great turnkey investment property. More affordable than a tiny apartment condo with low monthly pad rental fees of \$550/month that include water, sewer, common area grounds maintenance, snow removal & garbage collection. One of the best locations in the development backing & siding to large green spaces creates privacy & serene views of nature! Enjoy some leisure time on the massive deck surrounded by nature! Inside you will discover a modern, open, bright home loaded with extras! Cozy gas fireplace to enjoy in the winter months in the spacious family room. Vaulted ceilings, sunny skylight & the open plan make the home spacious & bright. The beautiful Oak kitchen features white appliances, large corner pantry & is open to the family room. The spacious dining area has French door access to the expansive deck. Enjoy those BBQ's! The laundry room has a newer washer & dryer, lots of storage space plus a freezer which is included! Spacious spare bedroom & full main bathroom with a new toilet. The enormous Primary bedroom enjoys enough space to fit a full king-sized bedroom suite plus a desk or reading area! Even the clothes will get pampered in the big walk-in closet. Enjoy the private, sumptuous ensuite bath featuring a jetted tub! Neutral carpets, paint & fixtures. Lots of storage for the seasonal items both in the storage shed and under the deck. Central air conditioning. The shingles are new; the furnace has a newer motor & was recently fully serviced. 2 parking stalls right in front of the home.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX Realty Professionals. Information is believed to be reliable but not guaranteed.