



**GRASSROOTS**  
REALTY GROUP

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201, 101 Willowridge Drive  
Diamond Valley, Alberta

MLS # A2328180

**\$329,920**



|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | NONE                               |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 788 sq.ft.                         | Age:   | 2028 (-2 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                |            |              |
|-------------|----------------------------------------------------------------|------------|--------------|
| Heating:    | Boiler                                                         | Water:     | Public       |
| Floors:     | Carpet, Vinyl Plank                                            | Sewer:     | Public Sewer |
| Roof:       | Asphalt Shingle                                                | Condo Fee: | \$ 245       |
| Basement:   | -                                                              | LLD:       | -            |
| Exterior:   | Concrete, Metal Frame, Metal Siding , Vinyl Siding, Wood Frame | Zoning:    | r-3, c-3     |
| Foundation: | -                                                              | Utilities: | -            |
| Features:   | Elevator, Quartz Counters, Storage, Vinyl Windows              |            |              |

Inclusions: none

Welcome to Diamond Valley and the Diamond Valley Marketplace. Located in the south edge of town across the street from the hospital. Diamond Willow Ridge condo's are adult oriented. Typical buyer is 45+. SpanWest is a multi generational builder that has been around western Canada for 30+ years and this is what they build. This second floor 2 bedroom, 1 bathroom apartment is east facing, comes with an outdoor electrified parking stall. EV charging is on site. Pet's are welcome with dogs needing to be of small or medium breed. There is even a dog wash in the parkade! 8" Concrete core floors keep the building quiet and the steel framing and structure make this a building made to last. Plywood sheeting is used for longevity (not like most other apartments / homes that use chip board). This is a very well constructed apartment building that the made with pride. Completion is scheduled for spring 2028. Pre-construction purchases allow for tweaks to the floor plans and finishes.