



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

202, 101 Willowridge Drive
Diamond Valley, Alberta

MLS # A2328225



\$364,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2028 (-2 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Enclosed, Guest, Parkade, Private Electric Veh		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
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, 2 bathroom apartment is east facing, comes with an indoor heated 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). 9ft ceilings create a roomy feel. 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.