



GRASSROOTS
REALTY GROUP

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422 Sunset Boulevard NW
Diamond Valley, Alberta

MLS # A2328738



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained home where timeless charm, thoughtful updates, and exceptional pride of ownership come together. Nestled on a mature, landscaped lot, this property offers a peaceful setting with established trees and gardens that create a sense of privacy rarely found in town. Enjoy your morning coffee on the inviting front porch before stepping inside to a bright and spacious living room, where large windows flood the home with natural light. The functional kitchen opens to the dining area, creating an ideal layout for everyday living and entertaining. All appliances are included, making this home truly move-in ready. Offering two generously sized bedrooms and two full bathrooms, this layout provides comfort and convenience, with each bedroom having easy access to its own bathroom. Main floor laundry, a practical mudroom, and ample hallway storage add to the home's everyday functionality. Outside, you'll find a side deck overlooking the beautifully landscaped yard, a charming playhouse, and a detached garage complete with workshop space, built-in shelving, and an attached carport—perfect for hobbyists, extra storage, or year-round projects. The long list of updates reflects the care this home has received over the years, including a roof replaced in 2012, regularly serviced furnace and hot water tank, and a professionally spray-insulated crawlspace for improved efficiency and comfort. Also comes with a Hot Tub electrical hook up on back deck. From the meticulously maintained yard to the thoughtful improvements throughout, this is a home that truly stands out. Offering comfort, character, and a welcoming small-town lifestyle, it's ready for its next owners to move in and make it their own.