



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

216 B Royal
Diamond Valley, Alberta

MLS # A2330302



\$429,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,236 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge in Basement, Cabinet & Pantry in Kitchen, Plastic Shelving in garage, Assorted Ornaments in Front yard.

Welcome to 216B Royal Ave in Diamond Valley! This neat and tidy half-duplex offers 1,235 square feet of living space, featuring three bedrooms upstairs and a double detached garage with convenient alley access. You can enjoy your morning coffee or afternoon tea on the cozy front deck. Inside, you will find a bright living room, a nicely sized kitchen, and a versatile bonus room off the kitchen that would make an excellent dining room or sitting area. The basement provides an ideal space for a family room or a children's hangout. The property also boasts a low-maintenance yard and is located close to local school, the outdoor pool, and a playground. This is a great opportunity for first-time homebuyers! Don't miss out on this one!!