



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203, 101 Willowridge Drive
Diamond Valley, Alberta

MLS # A2338076



\$529,600

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,178 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:	\$ 366
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: AC

2nd floor 1,178 sq ft SE corner suite! This 2 bedroom, 2 bathroom apartment has south and east facing views of the prairie landscape. Mountain views to the SW will be from your large 6ft wide wrap around deck! All apartments come with 9ft ceilings, quartz countertops, and all the modern finishes you would expect out of a premium build. 8" Concrete core floors keep the building quiet and the steel framing and structure make this a building made to last. Plywood sheathing is used for longevity (not like most other apartments / homes that use chip board). Suite 203 comes with a large indoor heated parking stall PLUS an dedicated assigned exterior parking stall. EV charging is on site. Extra Parking stalls are available to purchase outside. Pet's are welcome with dogs needing to be of small or medium breed. There is even a dog wash in the parkade! Completion is scheduled for spring 2028. Pre-construction purchases allow for tweaks to the floor plans and finishes. Diamond Willow Ridge condo's are adult oriented with the typical buyer being 45+. SpanWest is a multi generational builder that has been around western Canada for 30+ years. This is what they build and they are proud of it and stand behind their product! The building has 24 units in total, 12 of which are corner suites. The new Diamond Valley Marketplace which is currently under construction right next door, and a short walk away, well have a Sobeys/IGA grocery store, a Shoppers Drug Mart, a Dollar store, a McDonalds, A liquor and cannabis store, plus a number of other shops. Located in the south edge of town across the street from the hospital. This is a very premium location! Please do not walk on the construction site without permission.