



GRASSROOTS
REALTY GROUP

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104 1 Avenue NE
Diamond Valley, Alberta

MLS # A2349870



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Many Trees, Private, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings		

Inclusions: Ceiling fan, picnic table w/benches

You know those properties that just feel like home? The ones where you can tell stories have been shared around the firepit, a good book has been read beside the wood-burning stove, and the hardwood floors take you back to a simpler time? This is one of those homes. You can feel how loved it has been and how much care has gone into it over the years, maintained is honestly an understatement. There is a new furnace and hot water tank, brand-new carpet in both main-floor bedrooms, fresh paint in the newly renovated basement, and the kind of upkeep that tells you this home has always mattered to the people who live here. The kitchen and dining areas have such a quaint feel, with natural light coming through the home and that warm, comfortable character you hope to find in a property like this. Downstairs, the space has been updated while still keeping some personality. Pot lighting, a great recreational area, a massive laundry/storage room with laundry sinks, two additional bedrooms, and yes — a three-piece bath that absolutely takes you back to the '70s. Outside is where I think you start imagining life here! The 591 sq. ft. studio/shop built just last year has so many possibilities, Office? Workshop? Creative space? Gym? Mature trees, a large deck, the BEST picnic table included, and yes, even the firewood stays. This place truly has its own vibe, and I know it is one of those houses you have driven by and thought, "I need to see that place."