



GRASSROOTS
REALTY GROUP

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124 2nd Avenue NE
Diamond Valley, Alberta

MLS # A2231056



\$514,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 887 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Heated Garage, Oversized | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas, Wood | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Garage Door Opener "AS IS", TV Wall Mount in Bedroom, Shed, Edison Lights On Back Deck, Decorative Moose Antlers in Bedroom

Welcome to this charming 887 sq ft bungalow, perfectly situated on an oversized 88' x 100' lot with convenient back alley access and a 48' driveway for RV parking. Located near community gardens and just a short walk to downtown shopping and restaurants, this home features some delightful touches. The main level offers three comfortable bedrooms and a well-appointed four-piece bath. With a few handyman skills, updating the bathrooms presents a fantastic opportunity to enhance the home's value and build equity over time. The current dining room configuration can be easily transformed back into a living room, with the option to remove the built-in bar between the kitchen and living space to create an inviting eat-in kitchen. The fully finished basement is a cozy retreat, featuring an inviting family room complete with a serviced and maintained wood-burning fireplace, as well as additional rooms that provide ample storage or the potential for a personal gym. A 3 piece bath and laundry room complete the lower level. Car enthusiasts and mechanics will appreciate the impressive 25' x 30' heated garage/shop plus covered breezeway, providing plenty of space for projects and hobbies. The expansive yard boasts numerous inviting spaces, including a covered timber frame deck adorned with mood-setting Edison lights and raised garden beds that could be further expanded for the devoted gardener. This property has a unique history, having once featured an in-ground pool that is no longer functional; updating the current wood deck that covers the decommissioned pool could create an exceptional outdoor living space. Other possibilities include backfilling the pool to install an RV parking pad with back alley access, adding more raised gardens, or even a chicken coop. With town approval, there may also be an opportunity to construct an additional

garage with a unit above, enhancing the versatility of this remarkable property. Noteworthy updates that enhance the home's value and provide peace of mind for the buyer include a new furnace installed in 2019, updated electrical panel in 2017 and the replacement of the sewer line from the home to the street approximately 10 years ago. Don't miss the chance to make this unique and versatile space your own!