



**GRASSROOTS**  
REALTY GROUP

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**218 Royal Avenue  
Diamond Valley, Alberta**

**MLS # A2234599**



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

<b>Heating:</b>	Fireplace(s), Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, Storage		

**Inclusions:** none

Nice older 1420 sq. ft. 3 bedrooms, 3 bathrooms bungalow on a very private lot with a single detached garage on a non-through back alley. This lovely home has lots of character and potential. Offering a cozy living room with a bay picture window providing lots of natural light and a wood burning fireplace with vintage tile surround. The kitchen / Dining room combo features timeless oak cabinets with corian countertops. The dining room features a wood stove, & French Doors to the private back deck and yard. The extra wide hallway leads you to 2 nice size bedrooms, and primary bedroom with 3 piece en-suite with his and hers closets. The basement is partially developed. Shingled last year! Walking distance to schools, church, outdoor pool, library, shops, restaurants and friendship trail!