



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1025 3 Street SW
Diamond Valley, Alberta

MLS # A2234742



\$489,800

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,138 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Insulated, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

This home offers over 2,250 square feet of interior living space on the main and lower levels combined. It's in excellent shape, located on a beautiful street in a very safe community, and surrounded by well-cared-for homes. The main floor is bright and spacious with a nice open floor plan featuring beautiful cabinetry, a new stove, a new built-in microwave, and a corner gas fireplace. The main floor has 2 bedrooms, a full 4-piece common area bathroom, and main-level laundry. The primary bedroom is quite spacious and includes a luxurious ensuite bathroom with twin sinks, a separate shower, and a large soaker bathtub. On the lower level, the framing, electrical, and drywall are already completed. The layout is great, with a massive living room, a third bedroom, a 2-piece bathroom (could easily be converted to a full bathroom), and plenty of storage. This level is also nice and bright, with large windows letting in lots of natural light. The backyard faces west, so there's plenty of sunshine to enjoy here year-round. This home is rounded off with a decent-sized single attached garage — super convenient in the winter months. There is plenty of room on the driveway for a second vehicle, there is street parking available, and there is also an alley out back for back yard access if desired. This is a great opportunity to get into a home with no condo or HOA fees, and also a chance to substantially increase the value by finishing off the basement to suit your needs. If you haven't heard about it, ask your mortgage professional about getting additional mortgage money for completing the lower level called "Purchase Plus Improvements". Please reach out to book a private viewing at your convenience.