



GRASSROOTS
REALTY GROUP

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

309 EDGAR Avenue NW
Diamond Valley, Alberta

MLS # A2237378



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,017 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Front Drive, See Remarks		
Lot Size:	0.19 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: none

70'x120' Lot! This 3 bedroom, 1 full & 1 half bathroom home with an OVERSIZED, detached garage , a covered porch area , a storage shed and R.V PARKING is NOW on the market in Turner Valley! Improvements including a New Furnace to be installed before possession, newer hot water tank, updated windows on the main and upper levels, an updated kitchen and maple hardwood flooring all make this a truly desirable home. The main floor has Lofty, Vaulted ceilings in the living room and kitchen offering an abundance of natural light, and the nicely situated dining nook gives access through french doors onto the Sunny, south facing patio, the garage and a huge, park-like rear yard. The main floor has a cozy wood-burning stove for the cooler nights plus there is another gas fireplace on the 3rd level. Upstairs features three bedrooms and one full bath. The lower 3rd level has a spacious family room with a gas fireplace and built-in bookshelves, a utility room with plenty of storage and laundry area plus there is a two piece bath that could possibly be converted to a full bathroom. Don't forget the OVERSIZED garage and OVERSIZED yard!