



GRASSROOTS
REALTY GROUP

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

**215 George Street SW
Diamond Valley, Alberta**

MLS # A2248743



\$629,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, See Rem		

Heating: Central, High Efficiency

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Pergola

This very well maintained 4 bedroom, 3 full bath, family home in Diamond Valley is situated on a large lot with alley access. It is fully developed and move in ready. The main level has an open floor plan with large living room windows and a garden door off the dining room that let in lots of natural light. In the kitchen is a large island that can seat four, a corner pantry, and coffee bar. The fridge and dishwasher have both been upgraded. Also on the main level is roughed in central vacuum pipe. The primary bedroom has a 4 piece ensuite as well as a roomy walk in closet. There is a second bedroom and another 4 piece main bathroom on the main floor. The large windows on the lower level also provide ample light. This level is completely finished with 2 more good sized bedrooms, a third 3 piece bathroom, a laundry room, and lots of storage under the stairs. The garden doors off the dining room lead to an upper deck with room for your BBQ (natural gas valve located on deck.) Take in the view of the countryside from the upper deck, or relax on the 11 x 32 ft lower deck. The lighted pergola, wood garden arch and two planter boxes are included. You'll have more time to relax with the ZERO SCAPE BACK YARD! The handy-person/mechanic will love the OVERSIZE 24 X 26 ft SHOP WITH 12 FOOT CEILING and 11 FOOT HIGH GARAGE DOOR. It's heated, wired, drywalled, taped and painted. Also outside is a 4 ft x 8 ft shed, and extra large gravel pad for your RV or boat. Watts LED permanent lights have been installed on the front exterior of the house. This home is just a 5 minute walk from great restaurants, bars, pharmacy and post office.