



GRASSROOTS
REALTY GROUP

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222 Edward Avenue
Diamond Valley, Alberta

MLS # A2249422



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,374 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage door opener and remote

****Open House Cancelled**** Is this the forever family home you've been imagining or the perfect empty-nester? Yes-it's both! This two vibe home is the perfect fit for your family today and quiet retirement tomorrow. The layout shines with space to grow: three main-floor bedrooms with the Primary able to accommodate a king bed, a full size 4pc ensuite and spacious walk in closet. Bright kitchen with convenient centre island, large corner pantry and room for a family size kitchen table. Step onto the upper deck for beautiful Foothills views and a relax with your morning coffee. Spacious living room offers a cozy tile surround gas fireplace and hardwood flooring. Main floor laundry and a second full bath complete this fabulous level. The walk-out basement is flooded with natural light, a fourth bedroom doubles as a second primary suite with large ensuite that offers a luxe double walk in shower for convenience and style.-your guests will never want to leave! A bar ready lower level with versatile open plan and comfortable in-floor heating opens up to entertainment options and quiet nights, all in a low maintenance package thats ready to flex as life evolves. Walk out onto a private concrete patio and savour an easy landscaped backyard, no rear neighbours so you can enjoy quiet moments and sunset memories. The attached double garage and extra-long driveway handle bikes, gear, and daily hustle with ease. Close to schools, parks and walking paths. Two vibes, one versatile home—perfect today and ready for tomorrow. Come and see this property.