



GRASSROOTS
REALTY GROUP

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118 1 Avenue NW
Diamond Valley, Alberta

MLS # A2253564



\$279,900

| | | | |
|------------------|---------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 734 sq.ft. | Age: | 1930 (95 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Alley Access, Double Garage Detached, Garage Faces Rear | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Landscaped, Level | | |

| | | | |
|--------------------|------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Combination | Utilities: | - |
| Features: | No Animal Home | | |

Inclusions: WATER BARRELS AND TANKS, CABINET IN KITCHEN

BIG REDUCTION IN PRICESolitude is the artist's greatest muse," and this charming, vintage property offers a peaceful retreat for a creative soul seeking inspiration. At just 733 square feet, it has a cozy, dollhouse-like feel, with a tidy updated kitchen, a warm living room, a small bedroom, and a dedicated office area—perfect for focusing on your passions or unwinding. The bathroom, located off the kitchen, is functional but could benefit from some updates to realize its full potential. A small laundry porch with laundry hook-ups at the back adds convenience. The garage measures 25 x 29 and features a single door; one half has been used as a workshop/studio, providing plenty of space for artistic pursuits or hobbies. But the true masterpiece is the backyard—a living work of art, lovingly tended, all thoughtfully arranged with three full beds of perennials and shrubs. This home presents a wonderful opportunity for an investment property for future development or a rewarding project for someone willing to nurture its character.