



GRASSROOTS
REALTY GROUP

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

310 Edward Close
Diamond Valley, Alberta

MLS # A2254084



\$575,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,176 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Insulated, Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscape | | |

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| Heating: | Fireplace(s), Forced Air |
| Floors: | Laminate, Linoleum, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full, Walk-Out To Grade |
| Exterior: | Concrete, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Storage |

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|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R1 |
| Utilities: | - |

Inclusions: Entertainment unit in living room and shelving in garage

Tucked at the end of a quiet cul-de-sac and backing onto greenspace, a pond and walking path, this well built bungalow nails that sweet spot between everyday convenience and a little extra breathing room. The vaulted main floor opens wide into a spacious living room, an arched doorway separates the living space from the well appointed kitchen, which is generous in size — think breakfast bar mornings, big dining table dinners, and access to a full sized deck to enjoy beautiful sunsets . The primary bedroom gives you the perks: a walk-in closet, 4-piece ensuite, and private access to the deck with the second main floor bedroom conveniently located on the other side of the 2pc powder. Downstairs, the fully finished walkout is basically a second hangout zone — think movie nights by the gas fireplace, teen takeover, or weekend entertaining with room to spare. Two large bedrooms and another full bath make it as functional as it is fun. While the house does show some signs of its well-loved history and could benefit from some refreshing, it presents a wonderful opportunity for the new owners to add their personal touch and make it truly their own. The walk out level leads to a private backyard with concrete patio and is fenced and landscaped with mature trees that backs onto a treed greenspace with peek-a boo views of the pond and walking path, room for outdoor entertaining and firepit area, a dream oasis in the making for the new owners to personalize and enjoy! Priced to reflect its excellent value and incredible potential. Some updates include: Dishwasher (2023), Hot water tank (2024) New flooring in Primary bedroom and walkout level family room