



**GRASSROOTS**  
REALTY GROUP

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**310 Edward Close**  
**Diamond Valley, Alberta**

**MLS # A2254084**



**\$565,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Storage		

**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 home has been well loved and shows some of its history, which means it's priced with room for you to roll up your sleeves, add your style, and grow your equity. 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 a perfect 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. You will love the convenient access to a private backyard with concrete patio and is fenced and landscaped with mature trees. It's a ready-made oasis to shape into your own outdoor entertaining space with firepit area and peek-a-boo pond view. Updates include: Dishwasher (2023), Hot water tank (2024) New flooring in Primary bedroom and walkout level family room! A solid bungalow in a great location, with incredible potential—this is your chance to make it yours.