



GRASSROOTS
REALTY GROUP

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405 2 Avenue SW
Diamond Valley, Alberta

MLS # A2254643



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, R		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	French Door, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC-1

Utilities: -

Inclusions: Basement Suite - Fridge, Electric Range, Range Hood, Washer, Dryer

Absolutely fabulous property in a wonderful culdesac location. This rare find home with a legal suite has been recently painted throughout. The spacious main floor features hardwood floors in all the main upstairs living areas. The inviting living room is the perfect place for family or guests where you can cosy up around the fireplace. The kitchen is a great gathering spot and features plenty of counter and cupboard space including a pantry. French doors lead to the sunny south backyard and deck. Down the hall is the laundry well located next to the three bedrooms that all have new carpet. For maximum privacy the primary bedroom is complete with a nice size walk in closet and ensuite bath. The self contained well designed legal basement suite has a separate entrance from the back of the home. The space is fantastic with two large size bedrooms, bathroom, laundry room and huge living room with electric fireplace. Everything has been finished with comfort of living in mind. Oversized double garage can be accessed from the front street. Convenient additional off street parking in front allows for multiple vehicles. Enjoy the beautiful south backyard and massive decks. The location is outstanding just a short walk to restaurants and shopping.