



**GRASSROOTS**  
REALTY GROUP

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302, 404 1 Avenue SE  
Diamond Valley, Alberta

MLS # A2257770



**\$369,900**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 266
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Frame, Vinyl Siding, Wood Frame	Zoning:	DC-5
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 302, 404 1 Avenue SE – a stunning brand new, never-lived-in, south-facing condo that combines modern finishes, comfort, and convenience in one of the area’s most desirable buildings. Step inside this bright 2-bedroom, 2-bathroom home and be greeted by luxury vinyl plank flooring, quartz countertops, 9 ft flat-finish ceilings, and recessed kitchen lighting. The open-concept design makes the living space perfect for entertaining or relaxing, while the thoughtfully designed layout ensures both bedrooms are generously sized. From your 6' x 22' covered deck, you’ll enjoy breathtaking mountain views and plenty of room to unwind outdoors. The deck is equipped with a natural gas BBQ line and includes two enclosed storage rooms, giving you convenient extra space right outside your door. This home also comes with in-suite laundry featuring a stacked washer and dryer, as well as air conditioning for year-round comfort. Thanks to the building’s cement-core floor construction, you’ll appreciate how quiet and private each suite feels. The community is also proudly pet-friendly, allowing up to two small or medium dogs, and even includes a heated parkade dog wash to keep your pets clean and happy. Your parking is secure with a large indoor parking stall, and there’s no shortage of guest and street parking for visitors. The building itself provides a range of thoughtful amenities, including a fitness centre, social room, and a workshop space ideal for carpentry or other hobbies. With heat and water/sewer included in the low condo fees, this home offers exceptional value. Whether you’re downsizing, investing, or purchasing your first home, this unit delivers unbeatable appeal with its brand-new condition, mountain views, and full suite of amenities.

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