



GRASSROOTS
REALTY GROUP

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415 SUNRISE Hill
Diamond Valley, Alberta

MLS # A2257839



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, No Animal Home, No Smoking Home

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

Inclusions: N/A

You'll be wowed by the condition of this charming 2007 walkout bungalow, offering 1,222 sq. ft. of comfortable living space on the main floor. This four-bedroom home is thoughtfully designed for both convenience and style. The spacious kitchen features an abundance of cabinetry, perfect for family meals and entertaining. The master suite includes a large walk-in closet, while the main floor laundry adds everyday ease. The fully finished walkout basement expands your living area with two additional bedrooms, a large family room, and a wet bar/kitchen area—ideal for guests or family gatherings. Set on a rectangular, landscaped lot with back lane access, this property also boasts a fully finished double attached garage. With its thoughtful layout and meticulous care, this bungalow is ready to welcome its next owners.