



GRASSROOTS
REALTY GROUP

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610 1st Street SW
Diamond Valley, Alberta

MLS # A2258085



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,533 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Oversized		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Treed		

Heating:	Boiler, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Storage, Sump Pump(s), Suspended Ceiling		
Inclusions:	NONE		

Located in the historic heart of Diamond Valley (formerly Black Diamond), this raised bungalow offers over 1,500 sq ft of above-ground living space on a 10,000+ sq ft lot with mature trees and convenient front street and back alley access. Built in 2002, it is one of the newer homes in the neighbourhood and features an open-concept main floor with spacious living, dining, and kitchen areas that feel warm and inviting. Three bedrooms complete the main level, including a comfortable primary suite with a walk-in closet and ensuite, along with a large and functional main bathroom with laundry. The finished basement adds even more room to enjoy with a generous family area, a bright craft room with plenty of windows, two additional good-sized bedrooms, and another large bathroom with secondary laundry hook-ups. Comfort comes easy with a forced-air furnace and in-floor heating zoned throughout both levels. Outside, you'll find a covered deck, a large backyard, and an oversized 31 ft by 19 ft detached garage (1975) that's perfect for parking, projects, or extra storage. Recent updates include a new roof and gutter guards, hot water tank and consistent maintenance over the years, making this a well-kept home ready for its new owners to enjoy in one of Alberta's most charming towns.