



GRASSROOTS
REALTY GROUP

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145 Ridgestone Lane
Diamond Valley, Alberta

MLS # A2262234



\$399,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,100 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

Beautiful 2 bedroom villa, located in Black Diamond. These units rarely come up for sale. This unit features an open layout with 9' ceilings, front den/office that could also be a 2nd bedroom, spacious living room with a corner gas fireplace, separate dining space and great kitchen area perfect for enjoying meals or entertaining guests. The master suite features a walk in closet & 3 pc. en suite. Main floor laundry and half bath complete this level. The basement is undeveloped with an additional 1025 of potential living space with plenty of opportunity for future development and awaits your finishing touch. The oversized single attached garage has plenty of space for your vehicle and storage if needed. West facing yard with a spacious deck perfect for enjoying some BBQ time. This is a well run complex, is a short walk to the hospital, and well located for a quick drive to the mountains, shopping, etc. Call to book your private viewing!