



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**309 Windsor Avenue  
Diamond Valley, Alberta**

**MLS # A2277749**



**\$514,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** Shed

\*\*\*OPEN HOUSE - Saturday 17 - 12:00-2:00\*\*\* Discover the perfect blend of comfort and modern living in this beautifully updated bungalow, offering 1826 sq ft of fully finished living space. Nestled in the heart of the picturesque community of Diamond Valley, this home has received a host of recent upgrades that enhance its charm and functionality, making it truly move-in ready. Investments in the home that you'll reap the benefits from are a new furnace and hot water tank(2026), new dishwasher, new windows and doors (2021) updated vinyl plank flooring, 2 updated bathrooms plus any poly-b plumbing has been upgraded to pex. Step inside to discover a thoughtfully updated interior flooded with natural light from the new windows creating a bright and airy ambiance. The large family room is perfect for gatherings with family and friends and updated vinyl plank flooring adds a fresh, modern touch. The cheerful eat-in kitchen is a delightful blend of original charm and modern convenience, now featuring a fresh coat of blue paint, stylish tile backsplash and a brand new dishwasher. The main floor also includes a generously sized primary bedroom, a second bedroom and a stunning three-piece bathroom complete with a beautifully tiled walk in shower. Venture down to the renovated basement, outfitted with soundproof insulation for added comfort. The expansive family/rec room comes complete with a pool table, creating the perfect space for leisure and entertainment. A well-appointed third bedroom and an additional newly renovated bathroom make this level well suited for teens seeking independence or guests enjoying privacy. Step outside to discover a lovely two-tiered deck, perfect for summer barbecues and outdoor gatherings. The backyard, surrounded by mature trees, offers a serene setting for relaxation and play. You'll also appreciate the oversized

16' x 32' single detached, heated garage—ideal for your vehicle, hobbies, or as a workshop. The lengthy driveway is handy for RV parking and a rear gate off the back alley may provide flexibility for reconfigured parking or alternative access to the garage. Living in Diamond Valley not only means you'll enjoy the benefits of being surrounded by breathtaking natural beauty, you'll have access to stunning hiking trails, parks, and recreational activities. Plus, with a range of local amenities such as medical facilities, library, outdoor pool, rinks, shopping and outstanding restaurants, Diamond Valley is the perfect place to create a fulfilling lifestyle. Don't miss your opportunity to make this sweet bungalow your forever home!