



GRASSROOTS
REALTY GROUP

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**100 Willow Ridge Link
Diamond Valley, Alberta**

MLS # A2280896



\$555,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,299 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: None

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

This front-attached garage bungalow is located on a bright corner lot and offers excellent potential for rental income as well as personal residence. The 1,298 sq ft main floor features an open-concept layout with hardwood flooring throughout the living room, dining area, and central kitchen, creating a functional and tenant-friendly design. The main level includes 3 bedrooms and 2 full bathrooms, including a 4-piece ensuite, with all primary living spaces conveniently located on one level. The partially finished basement adds further opportunity with an additional bedroom already developed, allowing investors to complete the space and increase usable square footage or rental value. Enjoy added privacy and outdoor space with a rear deck and the benefits of a corner lot, offering great natural light and curb appeal. Situated in the welcoming town of Diamond Valley, Alberta, this bungalow presents a solid opportunity for first time home buyers and investors seeking a low-maintenance property with upside potential.