



**202, 408 1 Avenue SE
Diamond Valley, Alberta**

MLS # A2298653



\$369,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	736 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, See Remarks		

Inclusions: Murphy bed and built in desk

Welcome to this beautifully maintained 2-bedroom condo located in the heart of Diamond Valley. This bright and inviting unit offers the perfect blend of comfort and convenience, making it ideal for first-time buyers, downsizers, or investors. Step inside to discover fresh paint and new luxury vinyl plank flooring throughout the kitchen, living area, and hallway, creating a clean, durable, and stylish living space. The functional layout features a spacious living area, a well-appointed kitchen, and two generously sized bedrooms. The second bedroom includes a Murphy bed and desk, originally priced at over \$4,000, adding both flexibility and value to the space. A dedicated in-unit laundry room provides everyday convenience along with additional storage space. This unit also includes secure underground parking for year-round comfort and peace of mind. Adding even more practicality, the condo comes with two storage units located on either end of the balcony, offering rare and valuable extra storage. Residents of this well-cared-for building enjoy access to a variety of amenities, including a fully equipped fitness area, a welcoming common room perfect for hosting gatherings, and a cozy library space ideal for quiet relaxation. Situated in a prime location, this condo offers easy access to everything Diamond Valley has to offer. Enjoy nearby parks, walking paths, and local shops, along with essential services including a hospital, schools, and recreational facilities. Known for its friendly community atmosphere and stunning natural surroundings, Diamond Valley offers quick access to the foothills and endless outdoor adventures. Whether you're looking for a comfortable place to call home or a smart investment opportunity, this move-in-ready condo delivers exceptional value in a growing and vibrant community.