



GRASSROOTS
REALTY GROUP

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

221 1 Avenue NW
Diamond Valley, Alberta

MLS # A2212403



\$349,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Manufactured Floor Joist, See Remarks, Wood Frame	Zoning:	R-1N
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)		
Inclusions:	None		

Affordable beautiful, new manufactured home on its own lot. Enjoy narrow lot living with walking distance to most all amenities in the town. Great Location! This RTM (Ready to Move) home is 960 sq ft and has an engineered steel pile foundation, with plywood sheeting underneath. High quality construction with All Weather Windows, 2X6 construction, extremely well insulated with R-40, 25year asphalt shingles, upgraded Cal XL wood composite siding, upgraded luxury vinyl plank flooring, air exchange system, all drywall inside with smooth ceilings. The home is light and bright with neutral colors through out. The main living area is open concept with the bedrooms at either end of the home. Laundry is located in the spacious bathroom. Storage under the outside walkway deck. This home meets or exceeds building standards. Comes with a 10 year home warranty. This lovely home is ready to move into so a quick possession is available.