

**218 Royal Avenue
Diamond Valley, Alberta**

MLS # A2234599



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,420 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

Heating:	Fireplace(s), Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Storage		

Inclusions: none

Nice older 1420 sq. ft. 3 bedrooms, 3 bathrooms bungalow on a very private lot with a single detached garage on a non-through back alley. This lovely home has lots of character and potential. Offering a cozy living room with a bay picture window providing lots of natural light and a wood burning fireplace with vintage tile surround. The kitchen / Dining room combo features timeless oak cabinets with corian countertops. The dining room features a wood stove, & French Doors to the private back deck and yard. The extra wide hallway leads you to 2 nice size bedrooms, and primary bedroom with 3 piece en-suite with his and hers closets. The basement is partially developed. Shingled last year! Walking distance to schools, church, outdoor pool, library, shops, restaurants and friendship trail!