

403 John Street SW  
Diamond Valley, Alberta

MLS # A2279216



## \$510,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this adorable detached bi-level home located in the newer area of Diamond Valley. An excellent turn-key investment opportunity with a fantastic long-term tenant already in place. Enjoy immediate rental income with the potential of a future family home. The home features an inviting front porch and a massive fully fenced backyard, as well as a large deck and shed. The main level offers a bright, open layout with a spacious kitchen and dining area, complete with an island and pantry. Convenient main floor laundry is located just off the dining area. The large living room is filled with natural light. The main level also includes three bedrooms. A primary bedroom with a walk-in closet and 4-piece ensuite, plus two additional bedrooms and a separate 4-piece bathroom. The lower level provides an excellent additional living space with a generous family room featuring a gas fireplace. An additional bedroom with large windows, and a 2-piece bathroom, ideal for maximizing rental value. Ideally situated close to schools, parks, walking paths, and local amenities, with easy access to Highway 22 for commuting to Okotoks or Calgary. Whether you're looking to expand your investment portfolio or secure a future family home, this property offers immediate income, strong tenant appeal, and long-term potential in a growing community.