

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

**MLS # A2280896**

**\$555,000**



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

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1

**Foundation:** None

**Utilities:** -

**Features:** See Remarks

**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.