

221 1st Avenue NW
Diamond Valley, Alberta

MLS # A2285135



\$355,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	2024 (2 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, See Remarks, Wood Frame	Zoning:	R-1N
Foundation:	Pillar/Post/Pier, See Remarks	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Here's a great opportunity to own a new affordable 2 bedroom home located on the Black Diamond side of Diamond Valley, within walking distance to most amenities. This manufactured home sits on its own small lot so there are no monthly pad fee's. This home is 960 sq ft with room for parking for 2 vehicles at the rear of the home. The home sits on a screw pile foundation, with plywood sheeting underneath. High quality construction with All Weather Windows, 2x6 construction, extremely well insulated with R-40, 25 year asphalt shingles on roof, upgraded Cal XL wood composite siding, upgraded luxury vinyl plank flooring, air exchange system, all drywall inside with smooth ceilings, composite decking with a cedar pergola. The home is bright and welcoming with neutral colors through out. The main living area is a vaulted open floor plan. The bedrooms are located at either end of the home. Stacking laundry is located in the large 4 pc bathroom. This home comes with a 10 year home warranty. This lovely home is ready to move into and a quick possession is available!