

# \$349,000 - 221 1 Avenue Nw, Diamond Valley

MLS® #A2212403

**\$349,000**

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.06 Acres

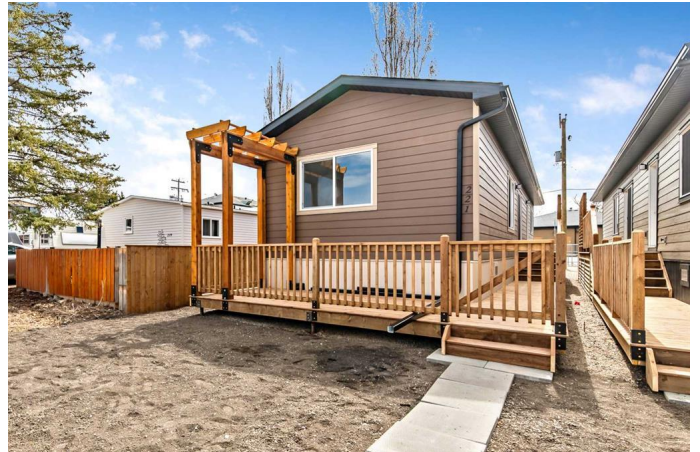
NONE, Diamond Valley, Alberta

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.

Built in 2024

## Essential Information

MLS® #	A2212403
Price	\$349,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960



Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	221 1 Avenue Nw
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Electric Range, Microwave Hood Fan
Heating	Baseboard
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Manufactured Floor Joist, See Remarks
Foundation	Piling(s)

### Additional Information

Date Listed	April 19th, 2025
Days on Market	144
Zoning	R-1N

**Listing Details**

Listing Office                    MaxWell Canyon Creek

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.