

# \$399,900 - 221 1 Avenue Nw, Diamond Valley

MLS® #A2212403

**\$399,900**

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, treated decks and railings outside with cedar pergola and privacy screen. 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 10year home warranty. This lovely home is ready to move into so a quick possession is available.

Built in 2024

## Essential Information

MLS® #	A2212403
Price	\$399,900
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	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	April 19th, 2025
-------------	------------------

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.