

402, 404 1 Avenue SE
Diamond Valley, Alberta

MLS # A2270117



\$379,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Guest, Heated Garage, Off Street, Parkade, Pa		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Frame, Vinyl Siding, Wood Frame	Zoning:	DC-5
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Wake up to the kind of mountain view people move to Southern Alberta for. This top-floor, south-facing condo in the highly regarded Mountain View Ridge community offers an easy, comfortable lifestyle in a building that's known to stay quiet, well cared for, and in high demand — homes here never sit long. The layout feels bright and welcoming, with a generous 6' x 22' covered deck and thoughtful finishes throughout: vinyl plank flooring, quartz counters, flat 9-foot ceilings, and soft recessed lighting in the kitchen. The primary bedroom has a 3-piece ensuite, and the in-suite laundry is tucked neatly into a stacked setup that keeps everything convenient and out of the way. Two storage rooms sit at opposite ends of the deck, along with a natural gas line ready for your barbecue. For year-round comfort, the unit also includes air conditioning. The building itself is easy to live in and easy to navigate. Residents enjoy a comfortable social room with an adjacent bathroom, a on-site exercise room, and — yes — the convenience of an elevator. Pets are welcome, and the heated parkade features a handy dog-wash station. Your unit includes a spacious indoor stall, with plenty of guest and street parking for visitors. Although the building is not age restrictive it is geared to a quiet, relaxed, low-maintenance lifestyle. The monthly condo fee of \$264.93 covers heat, water, and sewer; residents cover electricity, cable, Internet, and phone.