# \$524,900 - 1025 3 Street Sw, Diamond Valley

MLS® #A2199077

# \$524,900

2 Bedroom, 3.00 Bathroom, 1,137 sqft Residential on 0.08 Acres

NONE, Diamond Valley, Alberta

The small town retirement life you are looking for at the gateway to the Kanaskis. Very rare non-condo Bungalow duplex within walking distance to shopping, trails and an awesome Hospital. Exactly what you are looking for; bright, roomy and immaculate! This one owner two bedroom duplex shows pride of ownership in every inch. Stand on the front porch and imagine the vibrant sunrises with coffee you will enjoy. Durable tile welcomes you and continues seamlessly thru the entrance, laundry and kitchen. The second bedroom has convenient proximity to the front door - perfect for hosting guests or a home office. The kitchen boasts durable white vinyl cabinets and spectacular new (2023) stainless steel appliances. The breakfast bar makes for quick lunches or serving area for large gatherings. The large living/dining area has gleaming hardwood, corner fireplace and French doors leading to your full width deck. Large windows and great use of the glass bricks flood the whole home with awesome natural light. The primary suite is spacious and bright. It leads to dual closets and the spectacular 5 piece ensuite you deserve. The basement has been started, but awaits your vision. New roof in 2023. Diamond Valley is a vibrant community with activities for all and rapidly evolving dining/shopping opportunities. Call your realtor today. This could be your future!







Built in 2003

#### **Essential Information**

MLS® # A2199077
Price \$524,900

Bedrooms 2
Bathrooms 3.00
Full Baths 1
Half Baths 2

Square Footage 1,137 Acres 0.08 Year Built 2003

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 1025 3 Street Sw

Subdivision NONE

City Diamond Valley
County Foothills County

Province Alberta
Postal Code T0L0H0

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

## Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home

Appliances Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer

Heating Central, Mid Efficiency

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Rain Barrel/Cistern(s)

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 5th, 2025

Days on Market 47

Zoning R1

# **Listing Details**

Listing Office Royal LePage Solutions

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