

# \$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 | 73              |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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