

# \$539,900 - 210 Edward Avenue, Diamond Valley

MLS® #A2209509

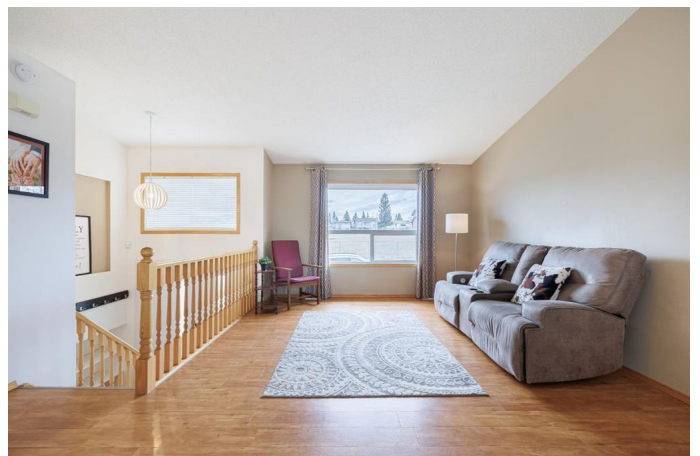
**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.12 Acres

NONE, Diamond Valley, Alberta

This beautifully maintained bi-level home offers the perfect blend of charm, functionality, and modern comfort. With over 2,000 sq. ft. of finished living space, 3 bedrooms, 2 bathrooms, and a fully developed basement, this property is ideal for families, downsizing or anyone looking for a turnkey home in a quiet, well-established neighbourhood. Step inside to discover a bright, open-concept main floor featuring vaulted ceilings, rich laminate flooring, and large windows that flood the space with natural light. The spacious kitchen offers a central island, ample cabinetry, and direct access to a generous north-facing deck – perfect for morning coffee or evening gatherings. The main floor also includes two spacious bedrooms and a stylish 3-piece bathroom. One bedroom has been thoughtfully converted into a laundry and office space, offering flexibility for your lifestyle needs. Downstairs, the newly finished basement is a standout feature – adding a large third bedroom, a full bathroom, and expansive living areas perfect for a home office, TV/media room, or entertaining space. Outside, enjoy the convenience of a double detached garage, RV or guest parking, and back alley access. Major exterior upgrades, including the roof, siding, and soffits, were completed in 2015, offering peace of mind and long-term value. This move-in-ready home is the perfect place to start your next chapter. Don't miss your opportunity to own this fantastic property in the heart of Diamond Valley!



Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209509    |
| Price          | \$539,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,058       |
| Acres          | 0.12        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 210 Edward Avenue |
| Subdivision | NONE              |
| City        | Diamond Valley    |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T0L 2A0           |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden               |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | R1               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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