

\$549,900 - 309 Edgar Avenue Nw, Diamond Valley

MLS® #A2237378

\$549,900

3 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.19 Acres

NONE, Diamond Valley, Alberta

70'x120' Lot! This 3 bedroom, 1 full & 1 half bathroom home with an OVERSIZED, detached garage, a covered porch area, a storage shed and R.V. PARKING is NOW on the market in Turner Valley! Improvements including a New Furnace to be installed before possession, newer hot water tank, updated windows on the main and upper levels, an updated kitchen and maple hardwood flooring all make this a truly desirable home. The main floor has Lofty, Vaulted ceilings in the living room and kitchen offering an abundance of natural light, and the nicely situated dining nook gives access through french doors onto the Sunny, south facing patio, the garage and a huge, park-like rear yard. The main floor has a cozy wood-burning stove for the cooler nights plus there is another gas fireplace on the 3rd level. Upstairs features three bedrooms and one full bath. The lower 3rd level has a spacious family room with a gas fireplace and built-in bookshelves, a utility room with plenty of storage and laundry area plus there is a two piece bath that could possibly be converted to a full bathroom. Donâ€™t forget the OVERSIZED garage and OVERSIZED yard!

Built in 1975

Essential Information

MLS® # A2237378



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|----------------|---------------|
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,017 |
| Acres | 0.19 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 309 Edgar Avenue Nw |
| Subdivision | NONE |
| City | Diamond Valley |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 2A0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Front Drive, See Remarks |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating | High Efficiency, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage, Dock |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | July 6th, 2025 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Colpitts Realty Ltd. |
|----------------|----------------------|

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