

# \$399,900 - 310 1 Avenue Sw, Diamond Valley

MLS® #A2228502

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,021 sqft

Residential on 0.36 Acres

NONE, Diamond Valley, Alberta

Check out this adorable 1 and half storey home on a beautiful lot that boasts over 90' x 170' in the growing community of Diamond Valley. The unique floor plan has a functional bright kitchen with dining nook, spacious living room, 4 piece bathroom on the main, 2 bedrooms on the main floor and the option to use the upstairs as an additional bedroom or office/studio space. The partial basement houses the laundry and offers additional storage space. There is an oversized single detached garage with a workspace that has power and would make a great shop. The yard offers your own outdoor oasis with mature trees, plenty of natural yard space for a greenhouse, play area, and a fire pit, or for RV parking, or future development of a larger garage or shop. The lot has the potential to be subdivided if desired. This home is perfectly located close to schools, shopping, and all Diamond Valley has to offer, or as an affordable alternative to living in Okotoks or Calgary with a quick commute.

Built in 1935

## Essential Information

MLS® #	A2228502
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,021
Acres	0.36
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	310 1 Avenue Sw
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

### Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, No Neighbours Behind, See Remarks
Roof	Metal
Construction	Mixed, Vinyl Siding, Wood Siding
Foundation	Other

### Additional Information

Date Listed	June 7th, 2025
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Days on Market 15

Zoning R1

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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