



115 Dunham Lane
Diamond Valley, Alberta

MLS # A2288767



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,552 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, RV Access/Parking, Triple Garage Attached		
Lot Size:	2.45 Acres		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	UR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: None

Nestled among beautiful, mature trees, this charming bungalow on 2.45 acres offers tranquility, space, and convenience within town limits. Zoned Urban Reserve, it opens the door to subdivision or future development potential. The main level boasts 3 spacious bedrooms, 2.5 baths, and a bright sunroom, perfect for family gatherings or relaxation. The fully developed walkout basement features a 1-bedroom illegal suite with a family room, an additional bedroom, a rec room, and in-floor heating-ideal for extended family, older kids, or rental income. Outdoors, enjoy the oversized double-car garage with 9' ceilings, expansive private grounds, and endless possibilities for outdoor fun or future projects. Whether you're seeking a serene retreat or a property with incredible potential, this home has it all!