



**316 Edgar Avenue NW  
Diamond Valley, Alberta**

**MLS # A2305493**



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Closet Organizers, No Smoking Home, Recessed Lighting, Storage

**Inclusions:** Shed

Tucked away on a quiet street on the Turner Valley side of Diamond Valley, this four-bedroom bi-level has the kind of layout that just works. Walk in and the main floor feels bright and easy, with a comfortable living area, a practical kitchen, two bedrooms, and a refreshed bathroom. The mix of vinyl plank and original hardwood gives you durability where you need it and character where you want it. Step out from the main living space onto the covered patio; the kind of spot you’ll actually use, whether it’s morning coffee, summer dinners, or watching the kids play in the yard. Downstairs, the fully developed basement keeps the good stuff coming. A spacious rec room, two more bedrooms, and a second full bathroom with a jetted shower and in-floor heat (yes, your feet will thank you in February). Set it up as a guest suite, a teen zone, a work-from-home setup, or whatever your life needs. A few big-ticket updates make this one even easier to love: brand new roof, brand new washer and dryer, all done for you. Out back, the large fenced yard has room to garden, play, or just unwind, with space to add that double garage you’ve been thinking about. The single attached garage handles the everyday. Diamond Valley is the kind of small town where neighbours wave, the pace slows down, and you actually know the shop owners name. If that’s the kind of place you’ve been looking for, this one’s worth a look.