



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**118 Frontenac Avenue NW
Diamond Valley, Alberta**

MLS # A2312562



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Landscaped, Lawn, Low Maintenance		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	Electric Fireplace		

Tucked along a quiet, tree-lined street in the heart of Diamond Valley, this thoughtfully updated raised bungalow offers an effortless blend of charm, functionality, and small-town sophistication. Encompassing over 1,370 square feet above grade, the home is ideally positioned moments from the elementary school, community pool, spray park, local distillery, and brewery — creating a lifestyle rooted in both connection and convenience. A generous sunlit front porch sets the tone, welcoming you into interiors defined by warmth, natural light, and an intuitive open-concept design. The kitchen balances character and practicality with updated appliances, abundant workspace, and a cleverly designed butler's pantry complete with a large stand-up freezer. Nearby, the dining area and inviting family room unfold beneath expansive windows that bathe the space in soft natural light throughout the day. The primary bedroom offers a quiet retreat with a walk-in closet, while an additional bright bedroom and a beautifully integrated office nook with custom built-ins create flexibility for creative projects or work-from-home living. The main bath feels unexpectedly spa-like, featuring a deep soaker tub and an operable skylight that fills the space with fresh air and sunlight. Toward the rear of the home, a cozy sunroom invites slow mornings and peaceful evenings overlooking the gardens. A spacious laundry area with additional storage and utility sink adds everyday convenience without compromising style. The lower level expands the home's versatility considerably, offering a large family room, additional storage, and a third bedroom, alongside a separate private living area with its own side entrance. Thoughtfully finished with newer flooring, this flexible space includes a compact kitchen, living room, four-piece bath, and bedroom with walk-in closet — ideal for

multi-generational living, extended guests, or potential Airbnb use (not a legal suite). Outside, the low-maintenance yard feels both lush and private, framed by mature trees, established gardens, and a tranquil side-yard retreat designed for quiet afternoons and summer evenings alike. Completing the property is a heated double garage with rear alley access, along with coveted RV parking — a rare and practical addition to an already exceptionally versatile home.