



**409 Edward Avenue NW
Diamond Valley, Alberta**

MLS # A2317680



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Vinyl Windows		
Inclusions:	None		

Welcome to the peaceful, quiet, and relaxing neighbourhood of Country Meadows in Diamond Valley. This modern 2 bedroom, 2 bathroom bungalow is located on a low-traffic crescent with no through traffic, offering comfortable main-floor living in a calm residential setting. With over 1,200 square feet on the main level, the home features an open-concept layout, 10 ft ceilings, and a south-facing backyard that backs onto open green space. The exterior showcases stucco siding with stone accents and a double attached garage that is heated, insulated, and drywalled, providing year-round comfort and functionality. Inside, large windows throughout the main living areas bring in plenty of natural light, enhancing the sense of space across the kitchen, dining, and living areas. The kitchen includes quartz countertops, modern cabinetry, stainless steel appliances, a large central island with seating, and ample storage and prep space. It connects directly to the dining area and living room, creating a practical layout for daily living. The living room is anchored by a gas fireplace with a stone surround and wood mantel, offering a comfortable space to relax. The primary bedroom features a spacious layout and includes a private 5-piece ensuite bathroom with dual sinks and contemporary finishes. A second bedroom provides flexibility for guests, family, or use as a home office. The main bathroom includes a skylight, bringing in natural light and adding to the bright feel of the home. A full bathroom and main-floor laundry room add convenience and support easy single-level living. The south-facing backyard is a key highlight, offering full-day sun exposure and open views with no immediate rear neighbours. The back deck provides a great space for outdoor seating, barbecues, or simply enjoying the quiet surroundings. The undeveloped basement offers over 1,000 square feet of

additional potential living space. It includes large egress windows, allowing for excellent natural light and the possibility of adding future legal bedrooms if desired. A bathroom rough-in is already in place, making future development straightforward. The open layout allows for a recreation area, additional bedrooms, a home gym, hobby space, or storage depending on your needs. Located in Diamond Valley, this home offers convenient access to local schools, parks, walking paths, shopping, and recreation facilities. The community is known for its small-town atmosphere while still offering access to the broader Foothills region and an easy commute via Highway 22. This property is well suited for those seeking a quieter lifestyle, downsizing opportunity, or long-term retirement option. The bungalow design, main-floor laundry, heated finished garage, and low-maintenance layout provide everyday convenience, while the south-facing yard and open basement potential add long-term flexibility and value.