



226 Edgar Avenue NW  
Diamond Valley, Alberta

MLS # A2321696



**\$559,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** n/a

Picture yourself having your morning coffee on the front porch, surrounded by thirteen mature spruce trees. It feels private, peaceful, and like a little retreat right in town. Step inside and you’re welcomed by a bright front living room with original hardwood floors and large triple-pane windows that fill the space with natural light. The galley kitchen connects nicely to the dining area and offers a built-in desk, pantry, and all the appliances included, making it a practical and comfortable space for everyday living. Both bedrooms are tucked toward the back of the home, creating a nice separation from the main living areas. One features its own 4-piece ensuite, while the spacious primary addition offers a walk-in closet and plenty of room to unwind. Main floor laundry, two hallway storage closets, a mudroom, and an additional 2-piece bath add convenience throughout. Outside, you’ll find a side deck, two sheds, including a powered she shed, and a freshly painted double detached garage with workshop space at the back. The yard has been beautifully maintained over the years with BEAUTIFUL established gardens, and the mature spruce trees create a setting that feels surprisingly private. The updates here are just as impressive as the curb appeal. The roof was redone in 2014, the furnace and hot water tank were replaced in 2019, the electrical panel is up to code, and the basement has been professionally improved with Calgary Basement Systems, a water guidance system, and two sump pumps with battery backup and alarm. This is one of those homes where the pride of ownership is impossible to miss. Thoughtfully maintained, lovingly cared for, and ready for its next owners to enjoy.