



406 Edgar Avenue
Diamond Valley, Alberta

MLS # A2323242



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Step into this 1150 sf beautiful updated open concept bungalow and prepared to be wowed ! Brand new luxury vinyl flooring throughout the home, updated lighting is stunning with the living room flooded with tons of natural light. A woodburning fireplace just adds to the coziness, and the Rustic mantle adds to the ambiance. The custom kitchen is a chef's dream. Starting with the gorgeous cabinetry with storage galore and extras that make it a true custom kitchen. Mixer stand that swings up to the island height and with a touch of the hand closes & is tucked away. Garbage and recycle are nicely tucked into the cabinetry as well. The beverage fridge complements the kitchen. Kitchen Aid high end appliances are a dream. The stove is convection making baking a breeze. The French door fridge is plumbed for water and ice. The large Quartz island seats 2/3 people and has a beautiful waterfall edge. the oversized sink overlooks the backyard. The dining room is perfect size for those family dinners. The primary bedroom is a great size, fits a king size bed and the other two bedrooms are a good size as well. The main floor bathroom was completely redone with a soaker tub and updated vanity. Steps off the kitchen lead to the back door, separate entrance to the basement where you have rec room, exercise room, bedroom, storage room, cold storage and laundry. Another wood burning fireplace is perfect for those cool evenings. Basement windows do not meet egress code. This 8190 sf lot offers so much. Backing on to a lane, this lot is completely fenced with firepit, patio area, RV parking, and still tons of room for the kids & pets to play. This home backs on to environmental reserve so no neighbours behind you! Privacy galore! Detached double garage is oversized 21x23. Down the street is a kid's playpark. With the many upgrades,

insulation, furnace, hot water heater, windows and custom blinds, you can virtually move right in without having to do a thing! Home is wired for Fibre Optic internet. Siding, fascia, soffits & shingles done in 2013. North side windows replaced in 2017, fencing 2024 & Interior renovations 2025. Amenities around the corner and still many to come in the next year. Come home to beautiful Diamond Valley. You won't be disappointed!