



GRASSROOTS
REALTY GROUP

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709 3 Street SW
Diamond Valley, Alberta

MLS # A2323655



\$679,800

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,366 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Discover this beautifully finished 4-bedroom, 3-bathroom bungalow nestled in the prestigious Riverwood Estates subdivision, just steps from a scenic network of riverfront walking paths. Bungalows in this desirable community are sought after, and this one does not disappoint. The main floor welcomes you with an open-concept great room that is thoughtfully laid out and flooded with natural light through south and west-facing windows, while the kitchen impresses with abundant storage, rich maple cabinetry, sleek granite countertops, and a full stainless steel appliance package. From the dining area, step outside through the sliding glass doors to a stunning, professionally landscaped backyard complete with a dramatic three-tiered deck — an entertainer's dream and a perfect retreat for those who love the outdoors. The main level is further complemented by a convenient laundry room, two additional bedrooms ideal for guests, a home office, or flex space, and a generous pantry just off the kitchen. The lower level impresses with soaring ceilings and a versatile layout that hosts a spacious fourth bedroom, a three-piece bathroom, a dedicated office or den with potential as a fifth bedroom, and an expansive family room currently configured with a home gym, games area, and theatre/TV lounge — offering something for every member of the family. A truly turn-key property in one of the area's most desirable neighbourhoods.