



GRASSROOTS
REALTY GROUP

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313 4 Street SW
Diamond Valley, Alberta

MLS # A2327744



\$642,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Garage Door Opener, Heat		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

Perfectly nestled on a quiet street in one of Diamond Valley's most desirable neighborhoods, this lovely four-bedroom bungalow offers exceptional curb appeal and a warm, welcoming presence. The home features attractive landscaping, new exposed aggregate sidewalks, patio, and a newer metal roof and fascia. With a total of 2,418 sq. ft. of living space, this is truly a home you can move into and simply enjoy. Inside, you're greeted by a bright and spacious main floor filled with natural light from large windows and French doors. The inviting layout includes a generous living room anchored by a charming wood-burning fireplace, and a well-designed kitchen offering ample space, a huge island, and a breakfast bar for everyday functionality. Three bedrooms are located on the main floor, including a generous primary suite with a 2-piece ensuite, along with a recently renovated 4-piece bathroom. The fully developed lower level expands your living space with a large family room perfect for children, hobbies, fitness, or cozy movie nights, with the added potential of a future wood-burning fireplace upon completion. This level also includes a newly renovated 3-piece bathroom, a good-sized bedroom, storage space, and a laundry room. Outside, the property continues to impress with a beautiful large deck and pergola, a fenced yard, parking, RV parking, and recreational storage. A standout feature is the huge 32' x 26' garage, insulated and heated, complete with 220-amp service and two large overhead doors—ideal for vehicles, projects, or additional storage. Just steps away to schools, shopping, the hospital, and most amenities, this home offers an exceptional opportunity to enjoy comfort, convenience, and community in the heart of Black Diamond.

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