



GRASSROOTS
REALTY GROUP

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302 Frontenac Avenue NW
Diamond Valley, Alberta

MLS # A2329610



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,563 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Oversized, RV Access/Pa		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Cedar, Mixed	Zoning:	r-1
Foundation:	Block, Combination, Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Natural Woodwork, Soaking Tub, Sump Pump(s)		

Inclusions: chickens (4), chicken coop and supplies, lawn tractor, blower, weed eater, fire pit, fire pit grate, workbenches in garage, shop vac and hoses, central vac in garage, all mounted shelving.

Tucked away on one of Diamond Valley's quietest corners is the kind of property that's becoming harder and harder to find. Set on an incredible double corner lot, this thoughtfully updated 3 bedroom, 2 bathroom bungalow offers over 1500 sq. ft. of living space, an oversized heated detached garage, a new mudroom entryway and a backyard that's every bit as special as the home itself. Before we head inside, let's talk about the outside because this property is all about the lifestyle. Established more than 50 years ago, the yard is filled with mature trees, shrubs, perennial gardens, and plenty of room to spread out. Whether you're dreaming of backyard games, entertaining around the fire pit, growing your own food, or simply enjoying a little extra elbow room, this property offers it all. The charming hen house is home to four friendly free range laying hens that would love to stay with the property. They keep the bugs under control, naturally fertilize the lawn, and reward you with fresh eggs. On the west side of the yard, the posts are already in place for a future garden enclosure, ready for you to bring your vision to life. Picture raised garden beds, a greenhouse, fresh vegetables, and a garden protected from the deer that regularly wander through town. The oversized asphalt driveway provides plenty of space for multiple vehicles, including an RV, while the heated detached garage adds year round convenience. Beyond parking, the garage offers built in storage, a spacious workbench with drawers, plenty of room for hobbies and projects, and a separate heated bonus room currently used as a man cave. This versatile space could also serve as a home office, studio, workout room, craft room, or additional storage. The screened-in patio is one of the homeowners' favourite places to relax, whether it's a quiet morning coffee or an evening

spent visiting with friends. Inside, you'll find an updated home that blends original character with thoughtful improvements. Over the past six years, the owners have completed extensive updates, including luxury vinyl plank flooring, heated floors in the primary bathroom, fresh paint (2026), front porch and deck (2025), updated electrical panels in the house and shop (2021/2022), hot water tank (2022), sump pump (2021), washer and dryer (2022), refrigerator and dishwasher (2024), and stove (2026). The roof was replaced in 2014, meaning many of the major updates have already been completed for the next owners. Whether you're collecting fresh eggs in the morning, tending your garden, working on a project in the garage, or ending the day around the fire pit with friends and family, this is more than a house. It's a lifestyle. All that's missing is you.