



GRASSROOTS
REALTY GROUP

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311 Robert Street SW
Diamond Valley, Alberta

MLS # A2342564



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Many Trees		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Central Vac & Accessories

OPEN HOUSE Oct 4th from 12:00 pm - 3:00 pm. Welcome to this spacious detached bungalow tucked away on a quiet street in the southwest end of Diamond Valley, formerly Turner Valley. Offering 1,408 sq. ft. above grade, this home features an inviting open feel with vaulted ceilings and large windows that bring in plenty of natural light. The main level offers three bedrooms and two full bathrooms, including a private en-suite off the primary bedroom. Enjoy the convenience of main floor laundry, Instant 190 degree water tap in the kitchen and of course your central vac system. Downstairs, the walk-up basement provides even more living space with two additional bedrooms and a third full bathroom ideal for a growing family, guests, teenagers, or a home office setup. Outside, you'll find a generously sized lot with plenty of room to enjoy and exciting future possibilities. With its substantial yard space, there may even be potential to add a triple garage for those needing additional parking, storage, or workshop space, subject to municipal approval. Important updates include a roof replacement in 2013 and new eavestroughs in 2024. Located in an established, peaceful neighbourhood close to parks, schools, the hospital, and the amenities of Diamond Valley. This property combines small town living with the space and versatility today's families are looking for. With five bedrooms, three full bathrooms, a walk-up basement, vaulted ceilings, and a fantastic lot, this is a home with room to grow and plenty of potential to make it your own.