

\$499,900 - 309 Edgar Avenue Nw, Diamond Valley

MLS® #A2237378

\$499,900

3 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.19 Acres

NONE, Diamond Valley, Alberta

70'x120' Lot! This 3 bedroom, 1 full & 1 half bathroom home with an OVERSIZED, detached garage, a covered porch area, a storage shed and R.V. PARKING located in Turner Valley! Improvements including new roofing shingles and attic insulation on order, a newer hot water tank, updated windows on the main and upper levels, an updated kitchen and maple hardwood flooring all make this a truly desirable home. The main floor has Lofty, Vaulted ceilings in the living room and kitchen offering an abundance of natural light, and the nicely situated dining nook gives access through french doors onto the Sunny, south facing patio, the garage and a huge, park-like rear yard. The main floor has a cozy wood-burning stove (WETT inspected) for the cooler nights plus there is another gas fireplace on the 3rd level. Upstairs features three bedrooms and one full bath. The lower 3rd level has a spacious family room with a gas fireplace and built-in bookshelves, a utility room with plenty of storage and a laundry area plus there is a two piece bath that could possibly be converted to a full bathroom. Don't forget the OVERSIZED garage and OVERSIZED yard!

Built in 1975

Essential Information

MLS® #

A2237378



Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,017
Acres	0.19
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	309 Edgar Avenue Nw
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Front Drive, See Remarks
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard, Storage, Dock
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2025
Days on Market	46
Zoning	R1

Listing Details

Listing Office	Colpitts Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.