

# \$575,000 - 310 Edward Close, Diamond Valley

MLS® #A2254084

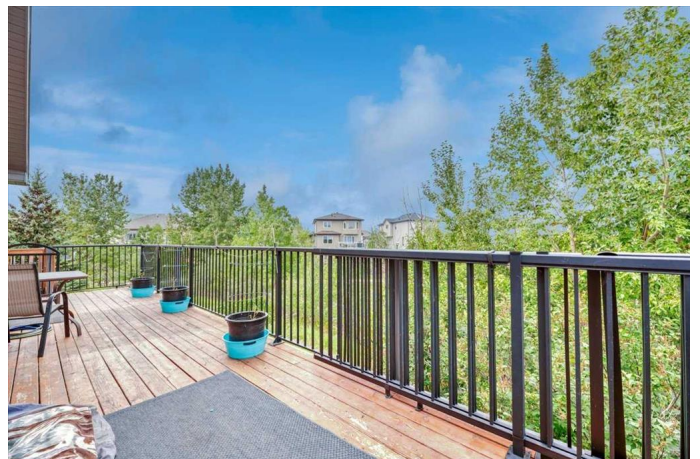
**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.14 Acres

NONE, Diamond Valley, Alberta

Tucked at the end of a quiet cul-de-sac and backing onto greenspace, a pond and walking path, this well built bungalow nails that sweet spot between everyday convenience and a little extra breathing room. The vaulted main floor opens wide into a spacious living room, an arched doorway separates the living space from the well appointed kitchen, which is generous in size – think breakfast bar mornings, big dining table dinners, and access to a full sized deck to enjoy beautiful sunsets . The primary bedroom gives you the perks: a walk-in closet, 4-piece ensuite, and private access to the deck with the second main floor bedroom conveniently located on the other side of the 2pc powder. Downstairs, the fully finished walkout is basically a second hangout zone – think movie nights by the gas fireplace, teen takeover, or weekend entertaining with room to spare. Two large bedrooms and another full bath make it as functional as it is fun. While the house does show some signs of its well-loved history and could benefit from some refreshing, it presents a wonderful opportunity for the new owners to add their personal touch and make it truly their own. The walk out level leads to a private backyard with concrete patio and is fenced and landscaped with mature trees that backs onto a treed greenspace with peek-a boo views of the pond and walking path, room for outdoor entertaining and firepit area, a dream oasis in the making for the new owners to personalize and enjoy! Priced to reflect its



excellent value and incredible potential. Some updates include: Dishwasher (2023), Hot water tank (2024) New flooring in Primary bedroom and walkout level family room

Built in 2004

**Essential Information**

MLS® #	A2254084
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	310 Edward Close
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L2A0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated, Off Street
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Freezer

Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot, Private, Secluded, Views
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.