

\$459,900 - 326 Stephens Avenue, Diamond City

MLS® #A2265547

\$459,900

3 Bedroom, 4.00 Bathroom, 1,718 sqft

Residential on 0.14 Acres

NONE, Diamond City, Alberta

Exceptional Country Living Just Minutes from the City! This immaculate, move-in-ready two-storey home in peaceful Diamond City, AB, is the perfect blend of modern luxury and small-town convenience, located just a quick 12-minute drive from Lethbridge. Built with a superior, energy-efficient ICF (Insulated Concrete Form) foundation, this property offers both durability and warmth. Inside, the home features elegant hardwood floors and granite countertops in the kitchen, and gas stove. For ultimate convenience, you'll also find a dedicated main floor laundry room complete with a sink. Peace of mind is guaranteed with a new roof installed in 2022 that comes with a transferable 50-year full replacement warranty, and an efficient, on-demand tankless hot water tank. The finished basement is designed for comfort and entertaining, boasting cozy in-floor heating, a stylish wet bar, and a spacious recreation area.

Step outside to discover a true outdoor oasis with a fully landscaped yard designed for relaxation. Entertain guests on the paving stone patio, enjoy cozy evenings around the fire pit, or relax on the pergola-covered deck. Outdoor features continue with the reliability of County Water, ample parking via an attached single garage and a large detached, heated double garage, and a dedicated RV parking pad in the backyard with a convenient 220 plug-in. This turn-key, feature-packed property is ready for immediate occupancy, allowing you to simply unpack and start enjoying your



elevated lifestyle!

Built in 2006

Essential Information

MLS® #	A2265547
Price	\$459,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,718
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	326 Stephens Avenue
Subdivision	NONE
City	Diamond City
County	Lethbridge County
Province	Alberta
Postal Code	T0K 0T0

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Off Street, RV Access/Parking, See Remarks, Single Garage Attached, Plug-In
# of Garages	3

Interior

Interior Features	Central Vacuum, Granite Counters, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave

	Hood Fan, Refrigerator, Washer/Dryer Stacked, Tankless Water Heater
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room, Mantle, Blower Fan
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle, See Remarks
Construction	Brick, Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	October 19th, 2025
Days on Market	3
Zoning	HR

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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