

# \$499,000 - 218 Royal Avenue, Diamond Valley

MLS® #A2234599

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.15 Acres

NONE, Diamond Valley, Alberta

Nice older 1420 sq. ft. 3 bedrooms, 3 bathrooms bungalow on a very private lot with a 3 year old single detached garage on a non-through back alley. This lovely home has lots of character and potential. Offering a cozy living room with a wood burning fireplace with oak & vintage tile surround and a big picture bay window. The kitchen / Dining room combo features timeless oak cabinets with corian countertops. The dining room features a wood stove, & French Doors to the private back deck and yard. The extra wide hallway leads you to 2 nice size bedrooms, and primary bedroom with 3 piece en-suite with his and hers closets. The home features vintage wall paper, lots of closet space and a handicap chair ramp. The basement is partially developed. Shingled last year! Walking distance to schools, church, outdoor pool, library, shops, restaurants and friendship trail!

Built in 1977

## Essential Information

MLS® #	A2234599
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,420
Acres	0.15
Year Built	1977



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	218 Royal Avenue
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Street Lighting, Sloped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	1
Zoning	R2

## **Listing Details**

Listing Office	Royal LePage Solutions
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