

# \$469,800 - 1025 3 Street Sw, Diamond Valley

MLS® #A2234742

**\$469,800**

3 Bedroom, 3.00 Bathroom, 1,138 sqft  
Residential on 0.08 Acres

NONE, Diamond Valley, Alberta

This home offers over 2,250 square feet of interior living space on the main and lower levels combined. It's in excellent shape, located on a beautiful street in a very safe community, and surrounded by well-cared-for homes. The main floor is bright and spacious with a nice open floor plan featuring beautiful cabinetry, a new stove, a new built-in microwave, and a corner gas fireplace. The main floor has 2 bedrooms, a full 4-piece common area bathroom, and main-level laundry. The primary bedroom is quite spacious and includes a luxurious ensuite bathroom with twin sinks, a separate shower, and a large soaker bathtub. On the lower level, the framing, electrical, and drywall are already completed. The layout is great, with a massive living room, a third bedroom, a 2-piece bathroom (could easily be converted to a full bathroom), and plenty of storage. This level is also nice and bright, with large windows letting in lots of natural light. The backyard faces west, so there's plenty of sunshine to enjoy here year-round. This home is rounded off with a decent-sized single attached garage – super convenient in the winter months. There is plenty of room on the driveway for a second vehicle, there is street parking available, and there is also an alley out back for back yard access if desired. This is a great opportunity to get into a home with no condo or HOA fees, and also a chance to substantially increase the value by finishing off the basement to suit your needs. If you haven't



heard about it, ask your mortgage professional about getting additional mortgage money for completing the lower level called "Purchase Plus Improvements". Please reach out to book a private viewing at your convenience.

Built in 2003

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2234742               |
| Price          | \$469,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,138                  |
| Acres          | 0.08                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1025 3 Street Sw |
| Subdivision | NONE             |
| City        | Diamond Valley   |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 0H0          |

**Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Front Drive, Garage Door Opener, Insulated, Parking Pad, Single Garage Attached |
| # of Garages   | 2                                                                               |

**Interior**

|                   |               |
|-------------------|---------------|
| Interior Features | Breakfast Bar |
|-------------------|---------------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                |
| Cooling         | None                                                                                   |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| Fireplaces      | Gas                                                                                    |
| Has Basement    | Yes                                                                                    |
| Basement        | Full, Partially Finished                                                               |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 44              |
| Zoning         | R2              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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