

# \$1,098,000 - 115 Dunham Lane, Diamond Valley

MLS® #A2164049

**\$1,098,000**

5 Bedroom, 4.00 Bathroom, 1,552 sqft

Residential on 2.45 Acres

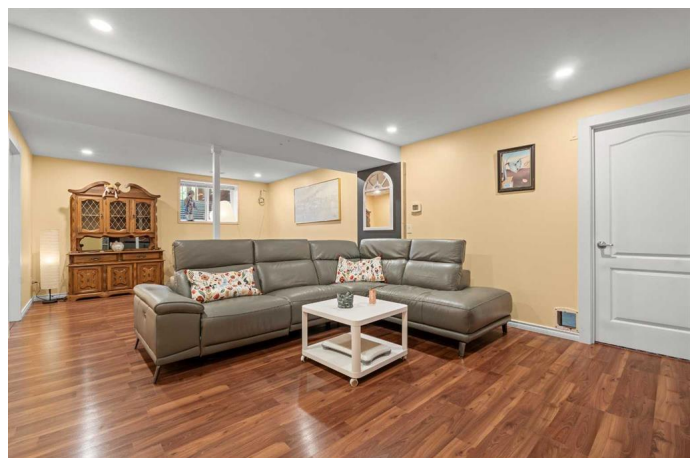
NONE, Diamond Valley, Alberta

Nestled among beautiful, mature trees, this charming bungalow on 2.45 acres offers tranquility, space, and convenience within town limits. Zoned Urban Reserve, it opens the door to subdivision or future development potential. The main level boasts 3 spacious bedrooms, 2.5 baths, and a bright sunroom, perfect for family gatherings or relaxation. The fully developed walkout basement features a 1-bedroom suite with a family room, an additional bedroom, a rec room, and in-floor heating-ideal for extended family, older kids, or rental income. Outdoors, enjoy the oversized double-car garage with 9' ceilings, expansive private grounds, and endless possibilities for outdoor fun or future projects. Whether you're seeking a serene retreat or a property with incredible potential, this home has it all!

Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2164049    |
| Price          | \$1,098,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,552       |
| Acres          | 2.45        |
| Year Built     | 2009        |
| Type           | Residential |



|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 115 Dunham Lane  |
| Subdivision | NONE             |
| City        | Diamond Valley   |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 2A0          |

### Amenities

|              |   |
|--------------|---|
| Parking      | Off Street, RV Access/Parking, Triple Garage Attached |
| # of Garages | 13  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Storage, Ceiling Fan(s), Laminate Counters, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Dryer, Gas Stove, Microwave, Washer                          |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard   |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 369                 |
| Zoning         | UR                  |

**Listing Details**

Listing Office                    PG Direct Realty Ltd.

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