

\$599,900 - 306 Edward Close, Diamond Valley

MLS® #A2224149

\$599,900

4 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.17 Acres

NONE, Diamond Valley, Alberta

One of the most charming properties to hit the market this spring.

Destined for someone who appreciates character, a coastal vibe, and a bright, airy floor plan. This beautifully renovated home is immaculate and move-in ready.

From the crisp white kitchen with a gas range to the vaulted living room featuring an elegant fireplace, every detail has been thoughtfully updated. The home also includes central A/C, ensuring comfort year-round. The main-floor primary bedroom is a true retreat, complete with a magazine-worthy ensuite, a walk-in closet with built-in workstation, and smart, stylish storage solutions. Even the laundry room brings joyâ€”bright, cheerful, and conveniently located.

Upstairs, two spacious bedrooms with brand-new carpet and a full bath offer a great layout for a family to enjoy personal space. The basement continues the theme of light and livability with soft, contemporary paint, new carpet, and an expansive layout ideal for a gym, rec room, or guest space. Youâ€™ll also find a huge private bedroom featuring a cozy wall-mounted fireplace.

Step outside and youâ€™ll fall in love with the HUGE lot. A welcoming covered front porch invites guests in, while the refinished 12 x 14 deck (with new railing) just off the kitchen



provides the perfect spot to relax and take in peaceful pond and Foothills views.

The backyard clubhouse is sure to delight! ~Who doesn't love a bit of whimsy?~ What a fun space to colour, read, plan an adventure or take a nap. The play structure is also included. You will be all ready for a summer of outdoor activity.

Add in an attached garage with a workbench, truly exceptional neighbours, and a great location! Walking distance to the elementary school, outdoor pool, library, shops, and trails along the Sheep River.

Built in 2001

Essential Information

MLS® #	A2224149
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	306 Edward Close
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L2A0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Treed, Cul-De-Sac, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Zoning	R-1

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

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