

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

MLS® #A2265547

\$459,900

3 Bedroom, 4.00 Bathroom, 1,718 sqft

Single Family on 0.14 Acres

N/A, 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! (id:6289)

Built in 2006

Essential Information

Listing #	A2265547
Price	\$459,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,718
Acres	0.14
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	326 Stephens Avenue
Subdivision	N/A
City	Diamond City
Province	Alberta
Postal Code	T0K0T0

Amenities

Amenities	Playground
Features	See remarks, Back lane, Wet bar, PVC window, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage, Detached Garage, Garage, Heated Garage, Other, RV, See Remarks
# of Garages	4

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Washer/Dryer Stack-Up, Water Heater - Tankless
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick, Concrete, Vinyl siding
Exterior Features Landscaped
Construction Poured concrete, Wood frame, ICF Block
Foundation See Remarks

Listing Details

Listing Office Royal LePage South Country - Lethbridge



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