GRASSROOTS REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

# 159 Clark Avenue
# Diamond City, Alberta

## MLS # A2292001

## $499,900

| | | | |
|---|---|---|---|
| **Division:** | NONE | | |
| **Type:** | Residential/House | | |
| **Style:** | Bungalow | | |
| **Size:** | 1,735 sq.ft. | **Age:** | 2007 (19 yrs old) |
| **Beds:** | 6 | **Baths:** | 3 |
| **Garage:** | Double Garage Attached, Off Street, Parking Pad | | |
| **Lot Size:** | 0.21 Acre | | |
| **Lot Feat:** | Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Laminate, Linoleum, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Stone, Stucco, Wood Frame | **Zoning:** | Residential |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Central Vacuum, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows | | |

**Inclusions:** N/A

Ready to get out of the city? Welcome to this newly listed home in the desirable community of Diamond City, located just 15 minutes from Lethbridge. This property offers incredible space and versatility, making it a fantastic opportunity for families or anyone looking for room to grow. As you enter the home, you’re greeted by a large and welcoming entryway complete with a coat closet and convenient cubbies for shoe storage. A short flight of stairs leads you to the main level, where you'll find a bright and functional kitchen and dining area featuring ample counter space, plenty of cabinetry, and abundant natural light. Just off the kitchen is space for a coffee bar as you transition into the comfortable living room, highlighted by a large bay window that fills the space with light and creates a warm, airy atmosphere. Step outside from the living room onto the covered deck—perfect for relaxing or entertaining. The main floor includes three bedrooms, including a spacious primary suite with its own private ensuite and walk-in closet. For added convenience, the laundry is located in the primary bedroom, making laundry day that much easier. Two additional bedrooms and a full 4-piece bathroom complete the main level, along with several closets throughout the home that provide plenty of extra storage. The basement offers even more possibilities. One section features a suite with a full kitchen, bathroom, and a bedroom. The remaining area includes another two bedrooms and a bathroom that has already been roughed in, giving you the flexibility to finish the space to suit your needs—whether that’s a gym, playroom, home office, or additional living area. The basement can be accessed through the main entry as well as through a separate exterior entrance. A double attached garage is a great feature, especially during the winter

months. Outside, the property sits on a spacious lot with mature trees with drip line to keep everything looking its best. The large fenced yard includes a playground and sandbox, making it an ideal place for families and kids to enjoy the outdoors. If you’re looking for small-town living with easy access to the city, this home is definitely worth a look. Book your showing today with your favorite agent.

Copyright (c) 2026 . Listing data courtesy of Century 21 Foothills South Real Estate. Information is believed to be reliable but not guaranteed.