



325 John Avenue
Diamond Valley, Alberta

MLS # A2292721



\$719,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, See Remarks	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Alder, a thoughtfully designed two-storey new build in the community of Diamond Ridge in Diamond Valley. Built by Albion, this home reflects a focus on quality construction, durable materials, and timeless design. The main floor features 9' ceilings and an open-concept layout ideal for everyday living and entertaining. The kitchen is finished with stone countertops, soft-close cabinetry, a large island, and an upgraded drawer-based lower cabinet system for improved storage and accessibility. A walk-in pantry adds additional convenience, while the dining and living areas open onto a large exterior deck. Upstairs offers three bedrooms, including a spacious primary retreat with a well-appointed ensuite and walk-in closet. The home also includes a full unfinished basement with excellent potential for future development and an oversized attached garage. Currently under construction, this home has an anticipated completion timeline of end of May. Photos are representative.