



**GRASSROOTS**  
REALTY GROUP

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**115 Dunham Lane**  
**Diamond Valley, Alberta**

**MLS # A2164049**



**\$1,098,000**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                   |               |                   |
| <b>Size:</b>     | 1,552 sq.ft.                                                       | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 5                                                                  | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Off Street, RV Access/Parking, Triple Garage Attached              |               |                   |
| <b>Lot Size:</b> | 2.45 Acres                                                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Treed |               |                   |

|                    |                                                                                        |                   |    |
|--------------------|----------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Laminate, Vinyl                                                              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                               | <b>Zoning:</b>    | UR |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |                   |    |

**Inclusions:** N/A

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!