

# \$1,099,000 - 115 Dunham Lane, Diamond Valley

MLS® #A2164049

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 1,552 sqft

Residential on 2.45 Acres

NONE, Diamond Valley, Alberta

Visit REALTOR® website for additional information. 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!

Built in 2009

## Essential Information

MLS® #	A2164049
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,552
Acres	2.45
Year Built	2009



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	115 Dunham Lane
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

### Amenities

Parking	Triple Garage Attached, Off Street, RV Access/Parking
# of Garages	13

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished, Walk-Out

### Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Landscaped, Treed, Corner Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 9th, 2024
Days on Market	223

Zoning

UR

## **Listing Details**

Listing Office

PG Direct Realty Ltd.

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