

# \$599,000 - 118 Frontenac Avenue Nw, Diamond Valley

MLS® #A2228483

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,369 sqft

Residential on 0.14 Acres

NONE, Diamond Valley, Alberta

Charming and solid 1,370 sq. ft. raised bungalow located on a quiet and well established street in the sought-after community of Diamond Valley, situated close to the elementary school, community pool, spray park, local distillery, and brewery. This bright and spacious home features a large, sun-drenched front porch leading to the open-concept layout, which includes a unique kitchen with newer appliances, a functional butler's pantry area with a large stand-up freezer, a nice dining area, and a cozy family room with large windows. A spacious primary with a walk-in closet, an additional bright bedroom, and an office area off the living room with built-in cabinetry make it perfect for projects or working from home. The large main bathroom offers a deep soaker tub and a skylight that opens to let in natural light and fresh air. A sunroom at the back provides a cozy retreat, and the generous laundry area includes a convenient sink, storage area, and newer washer.

The lower level offers a large family room with storage and a third bedroom. The lower level also features an additional separate living space with a side entrance, featuring newer flooring, a second four-piece bathroom, a living room, a bedroom with walk-in closet, and a compact kitchen—perfect for multi-generational living, guests or perhaps an Airbnb (note: this is not a legal suite). The exterior features a low-maintenance fenced yard with mature trees, vibrant gardens, and a



peaceful side-yard oasis. Completing the package is a heated double garage with back-alley access and RV parking.

Built in 1970

**Essential Information**

MLS® #	A2228483
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,369
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	118 Frontenac Avenue Nw
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Skylight(s), Sump Pump(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Gas Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line, Courtyard, Dog Run, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Garden, Landscaped, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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