

# \$499,900 - 622 3 Street Sw, Diamond Valley

MLS® #A2210309

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,481 sqft  
Residential on 0.23 Acres

NONE, Diamond Valley, Alberta

~OPEN HOUSE SAT APRIL 19, 1-3PM~ What does "home" mean to you?

Is it a charming space with solid wooden doors, complete with old-fashioned knobs and little keyholes that make you wonder about their stories? How about vintage wallpaper, lace curtains, and a bathroom vanity with cheerful bright flowers? Perhaps it's the elegant crown mouldings, ornate vent covers, and an enchanting small stairwell; just like in a story book.

This 3-bedroom, 1,481 sq ft home has been loved by our seller for over 50 years—and you can feel it in every corner.

The kitchen is one of the brightest spaces in the home, filled with natural light and the warmth of floor-to-ceiling solid wood white cabinets—beautiful, timeless, and offering so much storage. It's a place where homemade pie was shared, tea was poured, support was given and laughter echoed from the kitchen table.

Step outside and you'll find a massive and RARE 10,200 sq ft lot (60 x 170ft), framed with towering spruce trees and rich black soil that gardeners dream about. \*\*Click on the movie reel to watch a video\*\* There's space to grow whatever your heart desires—and when harvest time comes, a proper cold room downstairs is waiting with bins for potatoes, onions, and rows of jars filled with your summer's work.



The basement is partially finished, with loads of potential to make it whatever you need—whether that’s extra living space, a workshop, or a cozy family room. It’s a canvas just waiting for your ideas.

Most of the windows on the main floor have been replaced, and laminate flooring has been added to make life a little easier—while keeping all the charm intact.

The loft upstairs? It looks out over snow-capped mountains. Whether it becomes a cozy bedroom, an art studio, or just a quiet spot to watch the clouds go by, it’s the kind of space that will invite creativity and rest.

If sunshine makes you happy, you’ll love the front deck. The location is central and walkable—this home is right across from the skating rinks (indoor and outdoor), close to schools, the Sheep River trails, and just a short stroll to the post office, grocery store, and more. Build your dream shop, garage or secondary suite (with town approval).

Diamond Valley offers a full service hospital, medical clinic, outdoor pool, incredible golf course, boutiques, galleries, schools and a first class grocery store. The restaurants, community events and live music are a highlight on many weekends. ~A beautiful property in a gem of a town~

Built in 1951

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2210309  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |

|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,481             |
| Acres          | 0.23              |
| Year Built     | 1951              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 622 3 Street Sw  |
| Subdivision | NONE             |
| City        | Diamond Valley   |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 0H0          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Driveway, Off Street, Parking Pad, Tandem |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Storage                                |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                               |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Garden                           |
| Lot Description   | Garden, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Siding                      |
| Foundation        | Block                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |

Zoning

R-1

## **Listing Details**

Listing Office

Century 21 Foothills Real Estate

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