

# \$399,900 - 204 Sunset Boulevard Nw, Diamond Valley

MLS® #A2236767

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.14 Acres

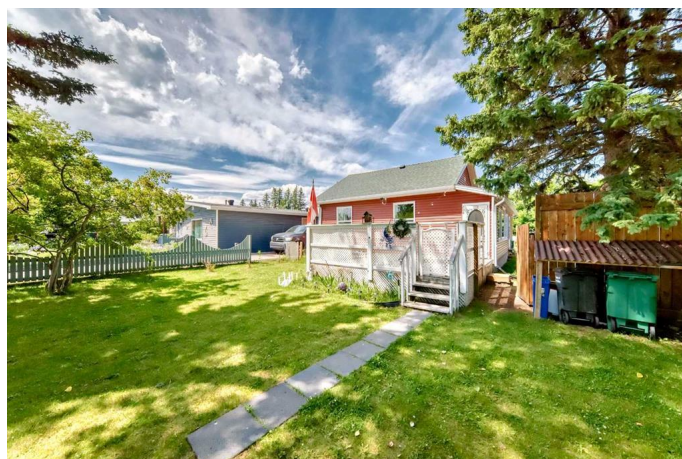
NONE, Diamond Valley, Alberta

Great chance to own a detached home full of character and modern updates! This cozy 1950 bungalow features 2 bedrooms, 1.5 bathrooms, and a flexible loft/flex room perfect for an office, playroom, or guest space. A huge covered sunroom greets you as you enter the front door, offering the perfect spot to relax and enjoy your beautiful, treed yard. Inside, you'll love the bright living and dining rooms with tall ceilings, creating a spacious, airy feel. The newer white kitchen cabinetry with a pantry and updated appliances makes meal preparation a pleasure. The home also features a convenient laundry room with a half-bath combo, plus a separate full bathroom. The backyard includes a large shed and is spacious enough to easily accommodate a big garage if desired. Modern updates include new windows (2023), new siding (2023), a newer roof, and laminate flooring throughout the house. Enjoy classic bungalow charm blended with contemporary comfort, all set on a generous lot perfect for outdoor living.

Built in 1950

## Essential Information

MLS® #	A2236767
Price	\$399,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,142
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	204 Sunset Boulevard Nw
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L2A0

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, RV Access/Parking

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Crawl Space, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 3rd, 2025

Days on Market            10

Zoning                        R-1

### **Listing Details**

Listing Office               eXp Realty

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