

# \$459,900 - 326 Stephens Avenue, Diamond City

MLS® #A2265547

**\$459,900**

3 Bedroom, 4.00 Bathroom, 1,718 sqft

Residential on 0.14 Acres

NONE, Diamond City, Alberta

Exceptional Country Living Just Minutes from the City! This immaculate, move-in-ready two-storey home in peaceful Diamond City, AB, is the perfect blend of modern luxury and small-town convenience, located just a quick 12-minute drive from Lethbridge. Built with a superior, energy-efficient ICF (Insulated Concrete Form) foundation, this property offers both durability and warmth. Inside, the home features elegant hardwood floors and granite countertops in the kitchen, and gas stove. For ultimate convenience, you'll also find a dedicated main floor laundry room complete with a sink. Peace of mind is guaranteed with a new roof installed in 2022 that comes with a transferable 50-year full replacement warranty, and an efficient, on-demand tankless hot water tank. The finished basement is designed for comfort and entertaining, boasting cozy in-floor heating, a stylish wet bar, and a spacious recreation area.

Step outside to discover a true outdoor oasis with a fully landscaped yard designed for relaxation. Entertain guests on the paving stone patio, enjoy cozy evenings around the fire pit, or relax on the pergola-covered deck. Outdoor features continue with the reliability of County Water, ample parking via an attached single garage and a large detached, heated double garage, and a dedicated RV parking pad in the backyard with a convenient 220 plug-in. This turn-key, feature-packed property is ready for immediate occupancy, allowing you to simply unpack and start enjoying your



elevated lifestyle!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265547    |
| Price          | \$459,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,718       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 326 Stephens Avenue |
| Subdivision | NONE                |
| City        | Diamond City        |
| County      | Lethbridge County   |
| Province    | Alberta             |
| Postal Code | T0K 0T0             |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                                               |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Off Street, Plug-In, RV Access/Parking, See Remarks, Single Garage Attached |
| # of Garages   | 3                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave                                                                                |

|                 |                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------|
| Heating         | Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling         | Central Air                                                                                                         |
| Fireplace       | Yes                                                                                                                 |
| # of Fireplaces | 2                                                                                                                   |
| Fireplaces      | Basement, Electric, Gas, Living Room, Mantle, Blower Fan                                                            |
| Has Basement    | Yes                                                                                                                 |
| Basement        | Full                                                                                                                |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard                                       |
| Lot Description   | Back Lane, Landscaped                                                      |
| Roof              | Asphalt Shingle, See Remarks                                               |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 6                  |
| Zoning         | HR                 |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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.