

# \$658,000 - 520 Royalite Way Se, Diamond Valley

MLS® #A2251075

**\$658,000**

2 Bedroom, 2.00 Bathroom, 792 sqft

Residential on 0.41 Acres

NONE, Diamond Valley, Alberta

Enjoy your own .41 acre (approx 120 x 150 feet) corner lot across the alley from the Turner Valley golf course and breathe in your own mountain view!

This sought-after area is on a desirable street, and features a well-kept older home, mature trees, double parking pad in front and double garage in the back.

The home is complemented by 65 feet of green space beside the main house, offering room to expand, garden, or to simply enjoy your own private space.

Diamond Valley is vibrant community with a hospital, schools, outdoor pool, craft brewers, art galleries, and many community groups. Take your dog down the road to river and stroll through the woods. Make Diamond Valley your home and appreciate the small town big every day of the week!

Built in 1928

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251075  |
| Price          | \$658,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 792       |
| Acres          | 0.41      |
| Year Built     | 1928      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 520 Royalite Way Se |
| Subdivision | NONE                |
| City        | Diamond Valley      |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T0L 2A0             |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 4                                                              |
| Parking        | Alley Access, Double Garage Detached, Front Drive, Parking Pad |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Storage, Vinyl Windows         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Mid Efficiency, Natural Gas, Electric, Fireplace(s)    |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas, Living Room, Free Standing                                   |
| Has Basement      | Yes                                                               |
| Basement          | Partial, Partially Finished                                       |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard                                                                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Many Trees, Rectangular Lot, Views, Garden, On Golf Course |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Wood Frame, Stucco                                                                                                    |
| Foundation        | Poured Concrete                                                                                                       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 24th, 2025 |
|-------------|-------------------|

|                |       |
|----------------|-------|
| Days on Market | 21    |
| Zoning         | RC -1 |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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