



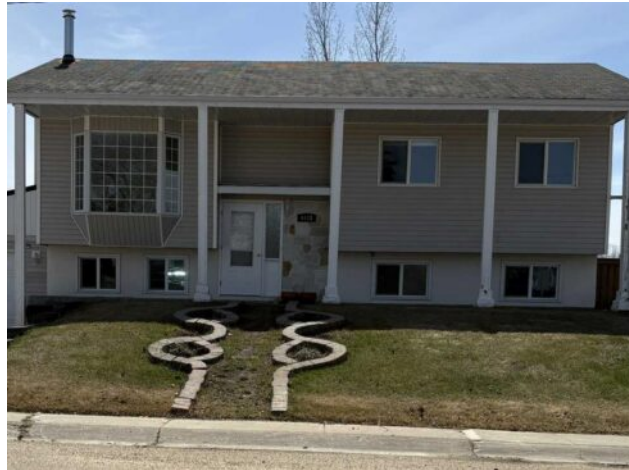
GRASSROOTS

REALTY GROUP

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**4418 54 Avenue
Valleyview, Alberta**

MLS # A2308599



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Central, Wood Stove	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: N/A

Light, Bright, and Airy! This home is recently renovated with open plan kitchen, livingroom and dining room, 3 full and one half bath, 6 spacious bedrooms (3 up and 3 down), and a large fenced in back yard. In addition to 3 bedrooms and 1 and 1/2 bathrooms, the downstairs also has a spacious family room with a woodstove, a flex space, and laundry room. This property also boasts a single attached garage and shed. The house backs onto a park and is conveniently located close to the schools and Multiplex.