



GRASSROOTS
REALTY GROUP

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5404 46 Street
Valleyview, Alberta

MLS # A2309837



\$334,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,308 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island		

Inclusions: Bar stools for kitchen island.

Discover your ideal family home in the north-end of Valleyview! This inviting four-bedroom, three-bathroom, split-level home features a spacious 1308 sq.ft. on the upper floors and a fully finished 1025 sq.ft. basement, offering plenty of room for everyone. Enjoy modern upgrades throughout, including a stylish kitchen, refreshed bathrooms, and a vibrant paint scheme. Inside, extras like a kitchen island, breakfast bar, microwave, fireplace, jetted tub, and air conditioning all add comfort and value. Relax on the front porch or entertain on the rear deck with built-in pergola. The heated double-car garage provides convenience during our harsh Alberta winters, and the backyard backs onto a school, complete with a built-in jungle gym ready for the kids to attack. The kids can walk to the nearby schools or amenities including the skate park, splash park or multi-plex, which will help and make your daily routine a breeze. This property is truly move-in ready — just unpack and start making memories!