



GRASSROOTS
REALTY GROUP

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5214 51 Avenue N
Valleyview, Alberta

MLS # A2317965



\$167,700

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,166 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	1
Garage:	Carport, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Vinyl

Roof: Metal

Basement: Partial

Exterior: Veneer, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Primary Downstairs

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RL

Utilities: -

Inclusions: N/A

Welcome to your next home or investment opportunity in Valleyview, Alberta! This charming 4-bedroom, 1-bathroom property offers the perfect blend of affordability and valuable modern upgrades. From the moment you arrive, you will appreciate the excellent curb appeal highlighted by the newer siding and newer windows. Step inside to a bright, open living room complete with a cozy wood stove setup. The spacious kitchen serves as the heart of the home, boasting crisp white cabinetry and an efficient wrap-around layout with plenty of counter space. Big-ticket mechanical updates provide ultimate peace of mind, featuring a newer furnace and a newer hot water tank. A functional rear mudroom/entryway houses the convenience of a newer washer and dryer. Complete with a handy attached carport to keep your vehicle out of the elements and a backyard storage shed, this move-in-ready property is a must-see.