



GRASSROOTS
REALTY GROUP

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4511 50 Avenue
Valleyview, Alberta

MLS # A2326725



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Gated, Gravel Driveway, Off Street, Parking Pad, RV Access/Pa		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), No Animal Home, See Remarks, Soaking Tub, Stone Counters, Vinyl Windows		

Inclusions: See 'ITEM INCLUSION SCHEDULE'.

A fully rebuilt home where every detail shines. And to match this exquisite home are the exquisite furnishings which come with it! This home has been renovated. But it wasn't just a renovation – it was a complete transformation! Reimagined with uncompromising craftsmanship and top tier materials, this home now stands as a showcase of quality, longevity, and modern comfort. From the exterior in, every major component has been replaced or upgraded. The home features 50 year shingles, premium insulated siding, and triple pane windows backed by a 25 year warranty. All of the utility equipment has been updated, ensuring reliable performance for many years to come. Behind the walls, the work is just as impressive: new sewer lines, water lines, heat ducting, plumbing, and electrical. This is a true rebuild; not a cosmetic refresh. Inside, the upgrades continue with a fully renovated kitchen featuring luxury countertops and a backsplash that must be seen to be appreciated. The bathroom has been beautifully redone, and the entire home showcases new paint, doors, trims, fixtures, and even a recently added washer and dryer. Comfort is elevated with new air conditioning and electric “magic” Hunter Douglas blinds on every window. The outside is equally exceptional. A solid cedar fence with a 20' steel gate encloses a thoughtfully landscaped yard complete with a fountain, fire pit, and full RV accommodations, including hookups and sewer dump. Every detail has been considered, and every upgrade has been executed to the absolute highest standard. This is a rare opportunity to own a home where no expense has been spared, and nothing has been overlooked. It is a turnkey treasure built for long term ease, comfort and enjoyment. Whether you are nearing retirement and looking for a no-stairs, top-of-the-line

property where everything has been done for you. Or if you are a working professional – just enter and start working, you don't even need to move furniture in. Maybe you are a doctor, nurse or other health care provider. You can simply walk to the hospital from this perfect location and then come home after and experience the relaxation that comes with such a complete and high-quality home. The best way one can describe this property is: "premium everything!". Honestly, come and take a look for yourself, you'll see.