



GRASSROOTS
REALTY GROUP

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5216 51 Avenue
Valleyview, Alberta

MLS # A2327939



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,790 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Drive Through, Driveway, Oversized, Quad or More Attached		
Lot Size:	0.36 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Situated on a double lot in a great location, this spacious 1,790 sqft. home offers three bedrooms, 1.5 bathrooms, two separate living rooms and plenty of natural light throughout. A major highlight is the massive 52-foot, three-door drive-through garage, providing exceptional space for vehicles, storage, hobbies or a workshop. Recent upgrades include a new metal roof in 2025, along with a newer furnace and air conditioning. The private backyard feels like a complete oasis, which can be accessed from the master bedroom doors, surrounded by mature trees and featuring a west-facing stone patio, firepit and convenient back-alley access. There is also a 24' x 12' shed with an additional 24' x 12' lean-to shelter, ideal for RV, boat or recreational vehicle storage. With its large lot, private yard, excellent garage and versatile outdoor space, this property offers a rare combination of comfort, privacy and functionality.