



GRASSROOTS
REALTY GROUP

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4816 51 Street
Valleyview, Alberta

MLS # A2328449



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Concrete Driveway, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, P		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bathroom Rough-in, Sump Pump(s), Vinyl Windows		

Inclusions: Garden shed (9'x11')

Welcome to this beautifully updated four bedroom, two bathroom home in the heart of the Town of Valleyview. Modern style meets practical comfort throughout, with open floorplans on both levels creating an ideal, move-in ready space for any busy family. Extensive upgrades give the entire home a fresh, bright feel, with improvements completed both inside and out. In 2017, exterior updates included new shingles and the addition of a front carport for extra covered parking. In 2021 the high-efficiency furnace was installed and then the air conditioner in 2022. In 2023, the basement underwent a full renovation featuring new flooring, updated trim, and a completely refreshed bathroom. The main floor has also been modernized with updated flooring, paint, and trim, resulting in a clean, inviting aesthetic. The kitchen has been transformed into the true heart of the home, offering expansive cabinetry, generous counterspace, and a bright, open layout. The seamless flow between the kitchen, dining, and living areas makes everyday living easy and comfortable. Parking is also plentiful with an attached single car garage and the adjacent carport. Outside, an "L" shaped wraparound tiered deck with pergola provides multiple spaces for dining, lounging, and enjoying the private fenced backyard. A finished wood frame shed adds even more versatility—perfect as a studio or additional storage. This is a home that is truly move in ready, offering modern updates, thoughtful design, and exceptional indoor and outdoor living spaces. Call your favourite realtor and book a viewing to come take a look for yourself.