



GRASSROOTS
REALTY GROUP

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4805 55 Avenue
Valleyview, Alberta

MLS # A2330538



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	-
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: sauna

Great Location with No Rear Neighbours! Located just half a block from the Multiplex Recreation Centre, this spacious 6-bedroom home offers plenty of room for a growing family. The main level features 3 bedrooms, a bright kitchen with an adjoining dining area, and patio doors leading to the back deck. The primary bedroom includes a convenient 2-piece ensuite, and the main bathroom was updated a few years ago. The fully developed basement offers even more living space with a cozy family room featuring a wood-burning fireplace, 3 additional bedrooms, a bathroom, utility room, and ample storage. You'll appreciate the no-carpet flooring throughout the home for easy maintenance. Outside, the detached garage measures 24' x 40', is wired with 220-volt service, and even includes a charming cedar sauna room. With a little TLC, this property has the potential to become an outstanding family home. Please note that the shingles will need replacing in the near future. Don't miss this opportunity—book your private showing today! (interior photos taken before tenants moved in)