



GRASSROOTS
REALTY GROUP

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4812 53 Avenue
Valleyview, Alberta

MLS # A2330620



\$179,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	817 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Paved		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular		

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

Inclusions: Backyard picnic table and uninstalled utility room window.

Welcome to this move in ready and centrally located home within the Town of Valleyview. This refreshed 3 bedroom, 2 bathroom home offers comfortable, right sized living space with major updates already completed. Only a few blocks away from local schools, shopping, and the multiplex, the location delivers everyday convenience with the privacy of being located along a quiet residential Avenue. The exterior features a large, fenced backyard perfect for pets, gardening, or outdoor gatherings. There is an asphalt paved driveway for clean, low maintenance parking. The shingles were replaced in 2021, adding peace of mind for many years to come. Inside, the home has been thoughtfully updated with modernized bathrooms, newer flooring, and updated paint throughout. The layout includes 2 bedrooms on the main level and 1 bedroom downstairs, with a four piece bathroom on each floor, offering flexibility for families, guests, or shared living arrangements. Utility upgrades include a new furnace (2021) and new hot water tank (2020), reducing future maintenance costs and improving utility costs. This property is ideally suited for the first time homebuyer, anyone looking to downsize into a "right sized" living space, or an investor seeking a strong rental opportunity in Valleyview's low vacancy market. This well maintained property presents an exceptional opportunity for buyers - call your favourite realtor and come take a look for yourself.