



GRASSROOTS
REALTY GROUP

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4404, 54 Avenue
Valleyview, Alberta

MLS # A2334895



\$373,500

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,224 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this excellent 4-level split tucked away in a quiet cul-de-sac, offering a functional layout and plenty of space for the whole family. This home features 4 bedrooms, with 3 located on the upper level and an additional bedroom on the lower level—perfect for guests, a home office, or growing families. The upper floor also includes two full bathrooms, including a convenient ensuite off the primary bedroom. On the main level, you’ll find a bright and inviting living room with large windows that fill the space with natural light, along with a dining area just off the kitchen featuring patio doors that lead out to the backyard. The lower level is warm and inviting, complete with a cozy wood-burning fireplace, an additional bedroom, and a convenient half bathroom combined with the laundry area. The lowest level is partially finished with drywall—providing a great opportunity to customize the space to suit your needs. Step outside to enjoy the private, fully fenced backyard that backs onto two schools, a skate park, and arenas—an ideal location for families and those who value nearby amenities. A standout feature of this property is the massive 22x28 detached garage, fully finished, heated, and equipped with shelving, plus an impressive 14-foot garage door. The long driveway offers plenty of room for trailers, RVs, or multiple vehicles. Additional updates include multiple new windows being installed september, newer shingles and the hot water tank was replaced within the last few years, offering added peace of mind. This home combines space, functionality, and an unbeatable location—ready for its next owners to move in and make it their own!