



GRASSROOTS
REALTY GROUP

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5003 46 Street
Valleyview, Alberta

MLS # A2338241



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,951 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Metal
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: N/A

SPACE, STYLE & FUTURE POTENTIAL! Welcome to this beautifully maintained custom-built 4-bedroom, 2.5-bathroom bungalow style home offering 1,951 sq. ft. of spacious one-level living, situated on an incredible double lot with a huge backyard! The bright, open layout features vaulted ceilings, luxury vinyl plank flooring throughout much of the home, a functional kitchen with ample cabinetry and laminate countertops, a spacious primary bedroom with his-and-hers closets and a private ensuite, plus a renovated main bathroom. Numerous improvements have been completed within the last few years, including the furnace, central air conditioning, windows, exterior doors, flooring, fence, washer and dryer, and tin roof. Built on concrete pilings, this home is wheelchair accessible and features an electric wheelchair lift, making everyday living convenient and accessible. The property also offers a 100-amp electrical panel, excellent storage, and a massive shed with an overhead bay door. Outside, the double lot provides exceptional space for RVs, trailers, vehicles, toys, kids and pets, with plenty of room to entertain or explore future possibilities, including the potential for a garage. If you're looking for a large family home with impressive living space, major updates, accessibility, an oversized yard, and room to grow, this one checks all the boxes — come see everything this fantastic Valleyview property has to offer!