



GRASSROOTS
REALTY GROUP

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5215 52 Street
Valleyview, Alberta

MLS # A2339165



\$629,900

Division:	NONE		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	2,697 sq.ft.	Age:	2017 (9 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge x3 Stove x3 dishwasher x3 washer x3 dryer x3

Fully rented 2017 built triplex with garages situated in the growing city of Valleyview that is a city along the trek to the capital of Alberta Edmonton. This triplex presents a unique opportunity for investors and homeowners alike. Located on two spacious city lots, the property is strategically positioned close to downtown shopping, the recreation center, schools, the Valleyview RV park, and the off-leash dog park. Unit A offers 1,341 sq ft above grade, features 5 bedrooms, 3 bathrooms, a fully developed basement, a spacious primary bedroom with a great ensuite, an attached heated garage, main floor laundry, an open-concept layout, and a deck that leads to a massive fully fenced yard. Unit B is 1,357 sq ft, with 2 bedrooms and 2 bathrooms, including a beautiful primary bedroom with an ensuite, large bright windows, tile flooring, an attached heated garage, and a private deck. Unit C is a 1,302 sq ft basement unit with 2 bedrooms, 1 bathroom, a bright white kitchen, and a spacious living area, along with a gravel driveway. Valleyview, known as the "Portal to the Peace," is a growing community with a diverse economy rooted in oil and gas, agriculture, and tourism. The town's strategic location at the crossroads of Highways 43 and 49 makes it a significant hub for transportation and commerce, with over 10,000 vehicles passing through daily. This connectivity not only bolsters the local economy but also makes Valleyview a convenient and attractive place to live. With a population of approximately 1,972 residents and a trading area that serves around 5,000 people, Valleyview offers a close-knit community atmosphere with the amenities of larger urban centers just a short drive away. The town is known for its welcoming residents, excellent investment opportunities, and a supportive environment for business development. For families, Valleyview provides an exceptional quality of life,

with access to outdoor recreational activities, including nearby rivers, lakes, and extensive wilderness areas that are perfect for hunting, fishing, and exploring. The community's focus on growth and development, along with its warm, friendly atmosphere, makes it an ideal place for both families and businesses to thrive. This property offers flexibility for multi-generational living, the potential to offset living costs by occupying one unit and renting out the others, or a solid addition to an investment portfolio. Don't miss this opportunity to own a versatile and income-generating property in Valleyview. **Photos are from before tenants moved in**