



**GRASSROOTS**  
REALTY GROUP

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4912 54 Street  
Valleyview, Alberta

MLS # A2349593



**\$194,000**

|           |                                |        |                   |
|-----------|--------------------------------|--------|-------------------|
| Division: | NONE                           |        |                   |
| Type:     | Residential/Manufactured House |        |                   |
| Style:    | Mobile Home-Single Wide        |        |                   |
| Size:     | 1,517 sq.ft.                   | Age:   | 2008 (18 yrs old) |
| Beds:     | 3                              | Baths: | 2                 |
| Garage:   | Gravel Driveway, Off Street    |        |                   |
| Lot Size: | 0.17 Acre                      |        |                   |
| Lot Feat: | Landscaped, Lawn               |        |                   |

|             |                                              |            |    |
|-------------|----------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                      | Water:     | -  |
| Floors:     | Carpet, Laminate, Vinyl                      | Sewer:     | -  |
| Roof:       | Asphalt Shingle                              | Condo Fee: | -  |
| Basement:   | None                                         | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                     | Zoning:    | RG |
| Foundation: | Block, Wood                                  | Utilities: | -  |
| Features:   | Breakfast Bar, Kitchen Island, Vinyl Windows |            |    |

Inclusions: n/a

Welcome home to this beautifully maintained 2008 manufactured home located in a quiet, mature residential area of Valleyview, Alberta. Offering the perfect blend of comfort and convenience, this well-kept property features three spacious bedrooms and two full bathrooms, making it completely move-in ready for a new family. Step inside to discover a bright and functional open-concept layout complete with all the modern amenities you desire. The heart of the home is the fully equipped kitchen, which showcases a large central island with a built-in breakfast bar, a dedicated pantry for extra storage, and a handy overhead microwave. The exceptional features continue outdoors, where you can relax or entertain on the massive 49'x10' covered deck, providing an ideal space for year-round enjoyment. The generous backyard is fenced, offering a safe environment for children and pets to play freely. Situated in a great location just off 50th Avenue, this property places you just minutes away from local shopping and all the daily essentials. Do not miss out on this fantastic opportunity to own a well taken care of, family-ready home.