



GRASSROOTS
REALTY GROUP

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4503 50 Avenue
Valleyview, Alberta

MLS # A2349950

\$200,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	813 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, R		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	See Remarks	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Vinyl Windows		

Inclusions: n/a

Experience modern living in this beautifully transformed home, perfectly located in the heart of downtown Valleyview, near shopping and schools. The property includes a home featuring two bedrooms and one bathroom, and is an ideal match for first-time homebuyers, young couples, working professionals, or anyone looking to right-size into a fully updated, low-maintenance property. The home underwent a massive top-to-bottom renovation in 2019 and 2020 that completely refreshed its exterior with brand-new metal roofing, siding, vinyl windows, and doors. On the inside, the high-end updates continued with new drywall, hardwood flooring, quality finishing, and upgraded fixtures throughout. You will love the stylish interior paint schemes and the open living room, which includes a built-in area tailored for your TV and electronics. The stunning, fully redone kitchen boasts abundant countertop space and premium stainless steel appliances, including a stainless-steel gas range with microwave range hood. The bathroom is just as stunning with a beautiful tile surround, glass shower doors, updated vanity and is just the right shade of green to visually pull it all together for a truly impressive look and feel. Just off the kitchen, the dining room features updated patio doors leading out to a spacious back deck, while a separate covered side porch offers a covered, cozy spot to relax. The property is complete with a wide-open, fully fenced and gated yard, alongside a large rear parking area that provides plenty of space for multiple vehicles, an RV and your 2-wheeled toys. This exceptional property has been completely renovated to a sleek, contemporary standard and is ready to bring the ultimate peace of mind and enjoyment to its next owner. Come and take a look!

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