



GRASSROOTS
REALTY GROUP

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5013 47 Street
Valleyview, Alberta

MLS # A2350173



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,592 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Asphalt, Front Drive, Triple Garage Detached		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Fiber Optics
Features:	Beamed Ceilings, Ceiling Fan(s), Pantry, Vaulted Ceiling(s), Wet Bar		

Inclusions: 2 sheds, snow blower, various garden tools

Mid-Century Modern Charm on a Double Lot in Valleyview! Character, space, and thoughtful features come together in this beautifully maintained 4-level split, set on a mature double lot in the welcoming community of Valleyview, Alberta. From the moment you arrive, the mid-century modern influences are unmistakable, with tongue-and-groove wood ceilings, striking wood beam accents, and an abundance of natural light. Add in a triple-car detached garage, an oversized yard, and an unbeatable location across from Harry Gray Elementary School, and you have a home with so much to offer! Offering excellent value with 50-year shingles (2023), a new furnace (2023), a 50-gallon hot water tank (2025), and foam-insulated siding, this home combines distinctive character with practical smart updates. The west-facing living room is filled with natural light thanks to impressive floor-to-ceiling windows, creating a warm and inviting space to relax. The spacious, well-designed kitchen features rich, dark custom cabinetry, a large upright pantry with built-in pull-out drawers, a full tiled backsplash, stainless steel appliances, & a generous dining area perfect for family meals & entertaining. Upstairs, you'll find three generously sized bedrooms & a newly renovated (2025) four-piece bathroom featuring a linen closet & a walk-in whirlpool therapy tub. On the third level there is even more living space, complete with a custom wet bar, gas fireplace with a rustic stone surround, fourth bedroom, & convenient two-piece bathroom. Whether you're hosting guests, enjoying family movie nights, or creating a separate retreat for teenagers, this level offers plenty of possibilities. One of the home's special features is the beautiful sunroom, where large east-facing windows create a peaceful, sun-filled spot to enjoy your morning coffee. Downstairs, the fourth level provides laundry, utilities, and

additional storage. Outside, the beautifully manicured and fully fenced yard is a true highlight. Enjoy the huge brick patio, established garden, colorful flower beds, fruit trees, & two storage sheds, all set on an oversized double lot with room to garden, entertain, and enjoy the outdoors. The oversized triple-car detached garage features double front doors, wood stove, and a single side door, offering exceptional flexibility for vehicles, a workshop, ATV's, lawn equipment, & extra storage. An extra-long driveway provides RV parking and ample space for additional vehicles. Location matters, and this one DELIVERS! Don't miss your opportunity to make this one yours. Call your favorite REALTOR® today to book your private viewing!