



GRASSROOTS
REALTY GROUP

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4425 51 Avenue
Valleyview, Alberta

MLS # A2351409



\$179,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,220 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Gravel Driveway, Off Street		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 12'x16' backyard storage shed.

Welcome to your ideal family home or perfect first-time purchase, centrally located in the heart of Valleyview. This beautifully maintained manufactured home, built in 2000, offers an exceptional blend of comfort, convenience, and outdoor space. Situated on a very large double lot, the property provides an expansive, fully fenced backyard that is perfect for children, pets, and outdoor gatherings. Storage and hobby needs are effortlessly met with a sizeable 12'x16' garden shed and a spacious double car garage, which uniquely includes a built-in rear storage lean-to. The outdoor living space is a true highlight, featuring a welcoming side porch and a long-tiered deck that is ideal for summer barbecues or relaxing in the evening. On-site parking is abundant, ensuring plenty of room for multiple family vehicles, guests, or recreational toys. Its prime central location means you are just steps away from local schools and all public amenities, making daily errands and school runs a breeze. Inside, the home is bright, clean, and completely move-in ready. The thoughtful layout offers three spacious bedrooms and two 4-piece bathrooms, providing ample privacy and convenience for a growing family. Recent interior upgrades include beautiful new flooring throughout, and the kitchen comes fully equipped with a built-in microwave and an updated dishwasher. Combining its great location, expansive yard and well-kept home, this property is a rare find that stands ready to welcome its next owners.