



4810 55 Avenue
Valleyview, Alberta

MLS # A2152679

\$212,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Construction material in the home to stay with the home.

This charming bungalow, located on a quiet street in Valleyview, sits on a large lot and boasts numerous upgrades. The cozy main level exudes rustic charm and features 3 bedrooms, a fully renovated bathroom, and a spacious living room that opens into a new kitchen. A generous new mudroom adds to the convenience of every day life. The downstairs area is a versatile space ready for personalization, offering 2 large rooms, laundry and storage areas, a cold room, and a den with an attached new bathroom. This home is equipped with new vinyl windows, buried power lines, an upgraded electrical system, a new hot water tank, furnace, sump pump, shut-offs on all water supplies, an extra layer of plywood on the roof, an insulated garage, a backflow preventer, home also has the option to reinstall hot water on demand unit. It is conveniently located just a block from schools, shopping, and the Multiplex, making it an ideal home for its new owners.