

4410 54 Avenue
Valleyview, Alberta

MLS # A2169205



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Safe in basement,

This spacious 5-bedroom, 2-bathroom home in Valleyview is ready for its next chapter. With major updates already completed, it's a perfect blend of convenience and opportunity. Recent improvements include a newer tin roof, siding, and windows, along with a new furnace, hot water tank, and garage door (2022). The kitchen features all-new appliances. The property backs onto a wide open field, offering no rear neighbours and easy access to a nearby school and playground—ideal for families or anyone who enjoys a peaceful outdoor setting. Inside, there are 3 bedrooms and 1 bathroom on the main floor, plus 2 additional bedrooms and a full bathroom downstairs, giving you plenty of space and flexibility for guests, home offices, or a growing family. The oversized detached garage comes with a full workshop in the back, perfect for DIY projects, extra storage, or a workspace. With the big upgrades already done, this home is ready for you to make it your own. Come and see the potential it offers!