

4806 53 Avenue
Valleyview, Alberta

MLS # A2192947



\$299,900

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|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,046 sq.ft. | Age: | 1964 (61 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard, Few Trees | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Ceiling Fan(s), See Remarks | | |

Inclusions: none

Welcome home! Pride of ownership is evident in this bright and clean home. Located on a spacious lot in the heart of Valleyview. The main level of this home has a spacious living room, a bright dining area and an updated kitchen with stainless steel appliances. There are 3 bedrooms, a full washroom and a fantastic rear entrance with lots of storage rounding out the main level. Downstairs the basement has a large rec area, with room for both a sitting/tv area as well as a play space, a bedroom and a spacious washroom. There is also a finished laundry area and a storage room. Outside there is a beautiful, covered deck that extends the living space outdoors, as well as a large play space and a fully insulated and heated 24x30 detached garage. It is the perfect space to set up your workshop, store your toys or just park your daily drivers. The garage is accessible by a freshly paved driveway. This home is located just a block from schools and parks. Whether you're looking for a great family home, a place to retire too, or even your very first place, this is a great option. For more information or to arrange a private viewing, contact your favorite Real Estate Professional today!