

**4301 54 Avenue**  
**Valleyview, Alberta**

**MLS # A2195204**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot		

<b>Heating:</b>	In Floor, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	rr
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** shed, security system, firepit

This bungalow is perfectly positioned on a spacious corner lot in Valleyview. Offering an incredible blend of energy efficiency, modern convenience, and cozy charm, this home is truly one of a kind. Featuring geothermal heating and cooling, you'll enjoy warmth in the winter and refreshing coolness in the summer. Step inside to a bright, open-concept main floor, where vaulted ceilings and a massive living room window flood the space with beautiful natural light. The kitchen is a chef's dream, offering a large center island, ample cabinetry, and plenty of space for dining—ideal for hosting family gatherings or quiet dinners at home. The main floor boasts three spacious bedrooms, including a primary retreat with a walk-in closet and a gorgeous ensuite featuring a soaker tub, large tiled shower with a rain head, and modern finishes. A huge pantry and main floor laundry add to the home's thoughtful design, providing convenience and extra storage. Downstairs, the partially finished basement is full of potential, with two large bedrooms, a full 4-piece bathroom, and two versatile spaces that can be transformed into a home gym, workshop, office, playroom or more. Built on an ICF foundation with in-floor heating, this level stays warm and inviting all winter long. Outside, the fully fenced backyard is a private retreat, featuring a 14ft-foot gate for easy access, a shed/workshop, a low-maintenance deck, a clothesline, and a cozy fire pit—perfect for evenings under the stars. With plenty of space to build a garage at the front, this property offers even more possibilities to suit your lifestyle. Don't miss your chance to own this beautifully designed, energy-efficient home in a fantastic location. Book your showing today!