

# \$299,900 - 4806 53 Avenue, Valleyview

MLS® #A2192947

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.21 Acres

NONE, Valleyview, Alberta

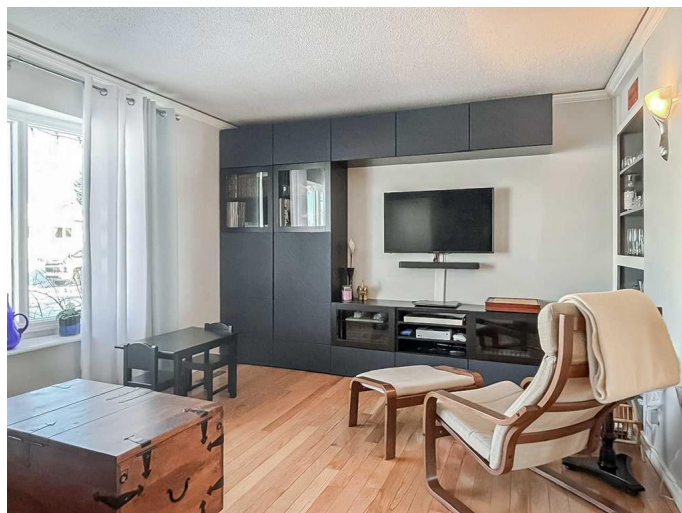
Welcome home! Pride of ownership is evident in this bright and clean home. Located on a spacious lot in the heart of Valleyview. The main level of this home has a spacious living room, a bright dining area and an updated kitchen with stainless steel appliances. There are 3 bedrooms, a full washroom and 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!

Built in 1964

## Essential Information

MLS® #                   A2192947

Price                     \$299,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,046       |
| Acres          | 0.21        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4806 53 Avenue            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Bookcases, See Remarks                    |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Yard, Few Trees |
| Roof              | Asphalt Shingle      |

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 94                  |
| Zoning         | R1                  |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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