



GRASSROOTS
REALTY GROUP

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4806 52 Avenue
Valleyview, Alberta

MLS # A2213432



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,318 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Private, See Remarks		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	RR-Restricted Residential
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer,

Welcome to this spacious and well-designed 4-level split home located in the heart of Valleyview. With its thoughtful layout and ample space, this home is ideal for growing families or those looking for flexible living options. The main level features a bright and generous living room and dining area, perfect for entertaining or relaxing with loved ones. The kitchen offers an abundance of cabinets and counter space, a handy breakfast nook, and easy access to the back deck—perfect for summer BBQs. Upstairs, you’ll find three comfortable bedrooms, including a primary suite complete with a walk-in closet and 2-piece ensuite. The main bathroom has been tastefully updated and offers plenty of room for the whole family. The lower levels provide even more living space, including a cozy family room with a fireplace, an additional bedroom, and a combined bathroom/laundry room. There’s also access to the attached garage from this level. The basement boasts a large open games room that could easily be converted into a theatre room or second living area, along with a large storage room and an additional storage space. This home offers excellent suite potential with its separate access to the lower levels from the garage, making it ideal for multigenerational living or future income opportunities. The attached garage has access to the fully fenced yard, and there’s plenty of room for parking with a huge driveway and space for your RV. Located close to schools, shopping, and all the amenities Valleyview has to offer, this is a home you won’t want to miss. Book your showing today!