



GRASSROOTS
REALTY GROUP

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5204 48 Street
Valleyview, Alberta

MLS # A2217186



\$344,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,585 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, On Street, Par		
Lot Size:	0.38 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas, Wood Stove	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Kitchen Island, See Remarks, Storage		

Inclusions: N/A

Check out this 4 Bedroom, 2 Bathroom home on a double lot. Great location, close to schools, shopping. 3 1/2 blocks from the Regional Multi-Plex. Large kitchen and dining area! Kitchen ceiling re-done with gyproc and pot lighting. A comfortable living room with an air tight wood fireplace and open office area. The main bathroom features a soaker tub and a glass walk-in shower! 3 Bedrooms on the main floor. The basement features plenty of storage, Laundry room, Family room and the 4th Bedroom. Newer Furnace and HWH. Deck and patio areas, Firepit. Gate at back corner for access of RV or toys! Very nice set-up!