

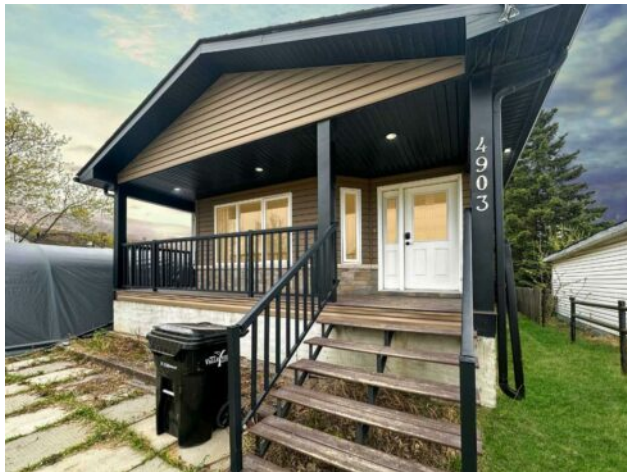


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4903 48 Street**  
**Valleyview, Alberta**

**MLS # A2217593**



**\$239,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Pantry, Walk-In Closet(s)		

**Inclusions:** Shed, Parking Tent

Welcome home to this charming 2011 residence, ideally set on a spacious, private lot in Valleyview, Alberta! With no rear neighbours and surrounded by mature trees, this property offers ample space and serenity, making it ideal for families, pet owners, or anyone dreaming of a quiet retreat. Outside, you'll appreciate the large fenced yard, ready for your personal touch, featuring a practical storage shed, an inviting deck for relaxing or entertaining, and a delightful front porch that adds to the home's welcoming curb appeal. There's plenty of parking space, a large driveway capable of accommodating multiple vehicles or even an RV, and an included parking tent for extra convenience. Inside, a spacious entry with a handy closet warmly greets you and flows effortlessly into an open-concept living area illuminated by large windows and complemented by a cozy gas fireplace. The adjacent kitchen boasts beautiful espresso cabinetry, a stylish tile backsplash, a corner pantry, a window above the sink, and a comfortable sit-up breakfast bar. The dining space is perfectly sized for family gatherings, with direct deck access for seamless indoor-outdoor living. Moving to the rear of the home, you'll find two generous bedrooms, a convenient laundry room complete with a washer and dryer, and a full 4-piece bathroom. The primary suite is thoughtfully designed with windows overlooking the expansive backyard, a substantial walk-in closet featuring built-in organizers, and a private 4-piece ensuite bath. Additional peace of mind comes with the recently updated hot water tank in 2023. Located close to shopping, groceries, and the Valleyview Health Centre, this home combines the tranquillity of rural living with the convenience of town amenities. Perfect for first-time buyers, growing families, or those looking to downsize while enjoying ample outdoor space, this property is

ready and waiting for you to call it home!