



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**4426 51 Avenue  
Valleyview, Alberta**

**MLS # A2221317**



**\$175,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Multiple Driveways, Other		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Linoleum, Parquet

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Shed

It's back! (Broken pipe was replaced! ) This home with detached garage on a large corner lot. Kitchen dining area with door to back deck. Large living room, 2 bedrooms, bathroom and stacked laundry upstairs. Large family room with NG Fireplace in the basement, Bedroom, Storage room, Bonus area that can easily be developed into another bedroom, 3 pc bathroom and another laundry room. Furnace room and additional storage. Double detached garage. Alley access on the side. Shingles were done in 2022.