



GRASSROOTS
REALTY GROUP

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**4426 51 Avenue
Valleyview, Alberta**

MLS # A2221317

\$175,900



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

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum, Parquet

Roof: Asphalt Shingle

Basement: Full, Partially Finished

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.