



GRASSROOTS
REALTY GROUP

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4413 54 Avenue
Valleyview, Alberta

MLS # A2239644



\$355,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Hot Tub(as is where is operational)

Nestled in a peaceful cul-de-sac, this inviting 3-bedroom, 2 bathroom residence offers comfort, convenience, and privacy. The spacious living area flows seamlessly into a recently updated kitchen, perfect for both quiet mornings and lively gatherings. Attached garage for secure parking and storage. Low-traffic location, great for families or those seeking tranquility. Landscaped yard with room to entertain, or just enjoy the outdoors. Composite decks on the front and rear that require minimal upkeep. Walking distance to the school and the new multiplex this is an ideal property for a growing family. Updates over the last 6 years include kitchen re-model with stainless appliances, flooring, paint, siding, shingles and all windows are 8 or less years old. patio door was replaced last summer. Whether you're starting a new chapter or settling into your forever home, this property is ready to welcome you.