



**GRASSROOTS**  
REALTY GROUP

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

**4619 51 Avenue**  
**Valleyview, Alberta**

**MLS # A2240691**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		

<b>Inclusions:</b>	N/A
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This beautifully cared-for 3-bed, 2-bath home in Valleyview is full of charm and natural light. You'll love the open layout, modern kitchen with stone counters, and the spacious primary suite upstairs with its own ensuite and walk-in closet. Outside, enjoy the oversized fenced yard with fire pit, 12x20 shed, and RV parking &mdash; all just across from the school and close to downtown. A perfect blend of style, space, and location!