



GRASSROOTS
REALTY GROUP

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5001 42 Avenue
Valleyview, Alberta

MLS # A2241006



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: basement fridge

Charming 4 bedroom bungalow on a huge lot in a quiet cul de sac! The lay out of this home is well thought out, creating a spacious atmosphere. The roof was re-shingled this year and there is a new hot water tank. New stove and fridge put in this month. The house was constructed with fir which is known for its strength, durability, and it's resistance to rot and decay. A breezeway connects the house to the two car garage, so there is no need to go outside in the winter to get to your car! Breezeway is spacious and a great place to store muddy boots, bicycles, etc. The spacious back yard is home to fruit trees producing cooking and eating apples, crabapples and saskatoons. There is a shed for gardening tools, room for a garden, space to park an RV, and a large deck off the kitchen. There is a school bus stop across the road at the corner opposite the house- convenient for families with school aged children. This house has plenty of potential. Book your showing today.