



GRASSROOTS
REALTY GROUP

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

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. 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.