



GRASSROOTS
REALTY GROUP

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

5008 53 Street
Valleyview, Alberta

MLS # A2245790



\$99,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,024 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: security cameras

Looking for a budget-friendly home with lots of potential? Check out 5008 53 Street in Valleyview, AB! This cozy 1978 double-wide mobile home sits on a large, fenced lot with mature trees, offering privacy and plenty of outdoor space. Featuring three bedrooms including a spacious primary bedroom with a walk-in closet, there's room for everyone. The home provides practical storage solutions with a pantry, walk-in boot room, and multiple large closets. The kitchen is full of personality with charming green cabinetry and a window that lets you keep an eye on the front yard. Updated flooring throughout adds to the appeal, while the bright living room offers lots of natural light from the large window. Enjoy sunny afternoons on the side porch or relax on the spacious back deck. Located on a quiet street with friendly neighbours, this property is conveniently close to shopping and the recreation centre. This home represents an excellent affordable option, whether you're just starting your journey into homeownership or considering an investment property. Priced under \$100,000, this home is a fantastic opportunity!