



**GRASSROOTS**  
REALTY GROUP

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5415 46 Street  
Valleyview, Alberta

MLS # A2253064



**\$295,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bi-Level               |        |                   |
| Size:     | 1,026 sq.ft.           | Age:   | 1980 (45 yrs old) |
| Beds:     | 3                      | Baths: | 2                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 1.78 Acres             |        |                   |
| Lot Feat: | See Remarks            |        |                   |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Linoleum, Vinyl Plank   | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | Full                    | LLD:       | -  |
| Exterior:   | Aluminum Siding         | Zoning:    | RR |
| Foundation: | Wood                    | Utilities: | -  |
| Features:   | See Remarks             |            |    |

**Inclusions:** central vac and attachments

Well-Maintained 3 Bed, 2 Bath Home in Valleyview, AB Located just steps from the Greenview Regional Multiplex, this updated home offers comfort and convenience. Featuring durable vinyl plank flooring throughout, central A/C, and a central vac system. The spacious backyard includes a fire pit, perfect for entertaining, plus a detached garage for extra storage. Recent updates include newer windows, an updated furnace and shingles. A move-in-ready property in a great location—ideal for families or first-time buyers!