



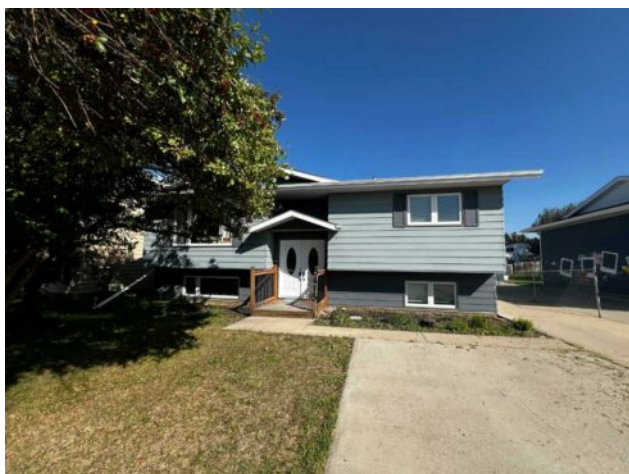
GRASSROOTS
REALTY GROUP

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5415 46 Street
Valleyview, Alberta

MLS # A2253064



\$310,000

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:	Finished, 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!