



**5206 52 Avenue**  
**Valleyview, Alberta**

**MLS # A2254794**



**\$142,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Soaking Tub		

**Inclusions:** n/a

If you're looking for an affordable, move-in-ready home with nothing left to do, this refreshed 1,200sq ft 1997 home in Valleyview could be it. This property features three bedrooms, two full bathrooms and a comprehensive list of 2024/25 updates: new shingles, hot water tank, piping, drains, heat trace and belly insulation, plus fresh paint, new flooring, new front steps and new interior doors. Set on a large lot with a fully fenced yard and firepit, it's also close to shopping and ready for quick possession. Valleyview is known for its friendly people and beautiful surroundings making this property ideal for first-time buyers or those looking to downsize or invest in a solid community. The seller may even include new appliances depending on the sale price. All that's left is to move in and enjoy!