



**GRASSROOTS**  
REALTY GROUP

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**5202 52A Avenue  
Valleyview, Alberta**

**MLS # A2262204**



**\$324,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	(RMH) Manufactured Home R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Tankless Hot Water		

**Inclusions:** Garden shed (7'7" x 9'7")

The first thing you will notice as you walk into this spacious home is how open the living areas are. It'll be easy to picture your things filling up each space, including the open kitchen with central island and breakfast bar. The finishing is beautiful, and the kitchen appliances are all stainless steel. The spacious feeling continues on as you walk through each of the three bedrooms and the two full bathrooms. It's the perfect home for families or anyone seeking comfortable living. The home has been placed on an ICF basement which is open and ready for your vision of its future development - whether you envision a family room, recreation room, or additional living space. You can even just leave it as is and let the kids "go wild down there". The property is located on a large corner lot, in a fantastic neighbourhood, with quick access to schools, the downtown, and the Greenview Regional Multiplex. For more information or to schedule a viewing just reach out to your favourite local real estate agent.