



GRASSROOTS
REALTY GROUP

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**5202 52A Avenue
Valleyview, Alberta**

MLS # A2262204



\$309,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	(RMH) Manufactured Home R
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	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.