



GRASSROOTS
REALTY GROUP

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4829 53 Avenue
Valleyview, Alberta

MLS # A2268558



\$199,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,180 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NONE

1180 SQFT, 3 Bedroom, 1.5 Bathroom Half Duplex located in Valleyview, Near Schools, Downtown & The Multiplex! This 2 storey duplex floor plan is bright with lots of windows and vinyl and carpet throughout. Main level features a good sized living room, open kitchen with dining area, 2 good sized entrances and a half bath. The second floor has 3 bedrooms, the primary bedroom has plenty of room for a king sized bed, great walk in closet and a convenient pocket door into the main bath, plus an additional 2 bedrooms. The basement is unfinished with the laundry, and could be developed into another bedroom or another family room and full bathroom. It provides great potential for many different setups to suit any number of personal needs. The backyard is fully fenced and extra long.