



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

5415 46 Street  
Valleyview, Alberta

MLS # A2277143



**\$295,000**

**Division:** NONE

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,026 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Single Garage Detached

**Lot Size:** 0.16 Acre

**Lot Feat:** See Remarks

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Linoleum, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Aluminum Siding

**Zoning:** RR

**Foundation:** Wood

**Utilities:** -

**Features:** See Remarks

**Inclusions:** central vac/ 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&mdash;ideal for families or first-time buyers!