



GRASSROOTS
REALTY GROUP

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5204 48 Street
Valleyview, Alberta

MLS # A2282272



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,624 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Wood Frame

Zoning: RR

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: None

Experience this well-maintained 4-bedroom, 2-bathroom home situated on a spacious double lot in a desirable location close to schools and shopping, and just $\frac{12}{100}$ blocks from the Regional Multi-Plex. This property features an impressive 32' x 26' finished and heated attached garage perfect for vehicles, storage, or a workshop. Inside, you'll find a large kitchen and dining area with a newly refinished gyproc ceiling and modern pot lighting. Enjoy a cozy living room with an air-tight wood-burning fireplace and an open office nook. The main bathroom offers a relaxing soaker tub and a glass walk-in shower. Three bedrooms are conveniently located on the main floor. The fully developed basement includes ample storage, a laundry room, a family room, and a fourth bedroom. Recent upgrades include a new furnace and hot water heater. Outside, you'll find deck and patio areas, a firepit, and a gated back corner providing easy access for an RV or recreational toys. A fantastic property with a very functional layout!