



GRASSROOTS
REALTY GROUP

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5206 48 Street
Valleyview, Alberta

MLS # A2282281



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RR
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: None

Discover this charming new home in Valleyview, offering modern style and comfortable living all on one level. This bright 2-bedroom, 2-bathroom home features vinyl plank flooring, fresh modern colours, and a stylish kitchen complete with stainless steel appliances. A bonus 3 season sunroom adds extra space to relax and enjoy. The attached single-car garage is fully finished and heated for added convenience. Outside, you'll appreciate the large fenced backyard, complete with a deck and storage shed—perfect for outdoor living. Located close to all amenities, this home is an excellent opportunity for anyone seeking move-in-ready comfort in a great quiet community. Book your showing today!!!