



GRASSROOTS
REALTY GROUP

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5415 46 Street
Valleyview, Alberta

MLS # A2082192



\$279,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Push Lawn mower, shed , firepit

Welcome to your exquisite new residence in Valleyview, AB. Nestled within a short stroll from the breathtaking Greenvue Regional Multiplex, this immaculate 3-bedroom, 2-bathroom home is precisely tailored to meet your every need. As you step into this inviting abode, be prepared to be captivated by the impeccable vinyl plank flooring throughout the home. Indulge in the comfort of the refreshing AIR CONDITIONING, while relishing the convenience of a DETACHED GARAGE and an idyllic backyard; featuring a splendid fire pit, perfect for memorable evenings. This residence has been meticulously updated with NEW WINDOWS, UPDATED FURNACE, as well as a comprehensive CENTRAL VAC system. The icing on the cake is the freshly installed BRAND NEW SHINGLES, gracing both the home and the garage, promising unrivaled durability and aesthetics. Make Valleyview, AB your home, where style seamlessly blends with functionality, creating an enthralling haven tailored to your every whim.