



**4420 52 Avenue
Valleyview, Alberta**

MLS # A2135357



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,346 sq.ft.	Age:	1965 (59 yrs old)
Beds:	6	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Other, See Remarks		

Heating:	Boiler, Natural Gas, See Remarks	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	See Remarks	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Double Vanity		

Inclusions: Second Fridge and Stove, Sheds

Great location on this 4 level split Home. Across from the Arena, Splash Park, Legion Park and Skateboard Park. This 4 bedroom (easily converted back to 6 bedrooms) sits on 2 lots. The home is fully finished and features a kitchenette in the lower level that is great for entertaining or for the kids to prepare their own snacks. Boiler heat with 4 zones. Fully fenced back yard. Shingle were replaced this spring, 30 yr, wind resistant. Boiler system overhauled last fall. Home is well maintained and needs a new family to come and enjoy. Check it out!