



**4608 50 Avenue
Valleyview, Alberta**

MLS # A2141619



\$159,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Take a look at this charming 3 bed updated home in the heart of Valleyview! Central location close all amenities. Only a hop, skip to grocery store, across the street from Middle school and walking distance to Highschool & Elementary school. The home has 1119 square feet all on one floor - no stairs! 3 bed, 2 bath, walk-in closet, bright white Ikea kitchen, huge living/dining area, laminate flooring, large side entry w/nice size laundry area & utility sink. All updated wiring, plumbing throughout, new HE furnace and Hot water on demand system, newer windows. 25 year shingles on house and garage with over 10+ years of life. Private yard fully fenced with 6 ft wood fence. Double garage with newer overhead heater, remote garage door opener, and wired for 240. Back onto greenspace. Highspeed Fiber optic Internet to home. All appliances are included. Immediate possession available. Fantastic starter home, for small family or those looking for hard to find homes with no stairs! Here is is...call your favorite Realtor to take a look!