



**5015 46 Street**  
**Valleyview, Alberta**

**MLS # A2175792**



**\$180,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	RG
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, See Remarks		

**Inclusions:** 2x Storage Sheds

Step into a time capsule of vintage charm with this sprawling mid-century modern bungalow in Valleyview! Sitting pretty on an enormous corner lot, this home is jam-packed with character, from it's iconic stone wood burning fireplace to the stylish retro wood built-ins that bring the past back to life. You'll be feeling groovy in this primary suite with it's arched ceiling and evocative wood panelled shelving. Enjoy a convenient little 2 piece Ensuite tucked away in the corner. You'll love the giant eat-in kitchen with it's large window overlooking the front yard. The bright and spacious formal dining room is situated right off the main entrance while your 2 vast living spaces are located waaay over on the other end of the home. There is no lack of space in this one-level home with 3 spare bedrooms (or use one as an office) a large rear boot-room, a separate laundry/utility room and a charming full bathroom with it's nostalgic tiled walls. Mellow out under the covered veranda that overlooks the fully fenced backyard and enjoy tons of parking with an extra wide driveway and a detached double car garage with 2 overhead doors. Don't let the vintage vibes fool you, his home has has extensive upgrades including a new furnace in 2023 and extra insulation throughout making it very energy efficient. Don't be a square, this retro home is one to see! Contact your favourite Realtor today and take a tour!