

4426 51 Avenue  
Valleyview, Alberta

MLS # A2221317



## \$175,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Multiple Driveways, Other		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** Shed

It's back! (Broken pipe was replaced! ) This home with detached garage on a large corner lot. Kitchen dining area with door to back deck. Large living room, 2 bedrooms, bathroom and stacked laundry upstairs. Large family room with NG Fireplace in the basement, Bedroom, Storage room, Bonus area that can easily be developed into another bedroom, 3 pc bathroom and another laundry room. Furnace room and additional storage. Double detached garage. Alley access on the side. Shingles were done in 2022.