

5004 35 Avenue  
Valleyview, Alberta

MLS # A2271828



**\$162,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** dishwasher, dryer, refrigerator, washer

Discover comfort and convenience in this 4 bedroom bungalow tucked away on a dead-end street in Valleyview, just moments from shopping, restaurants, and everyday amenities. The main floor offers 3 well-sized bedrooms, a bright living area, and a dining space with sliding doors that lead directly to your rear deck and spacious fenced yard, an ideal setup for relaxing, barbecuing, or watching kids and pets play. This home has seen meaningful upgrades, including a newer furnace (2021), hot water tank (2022), and an updated electrical panel and meter, giving you peace of mind for years to come. Downstairs, you'll find a fourth bedroom and plenty of flexible space to develop further to suit your needs. Outside, the large yard includes a storage shed and a concrete pad ready for a future garage. A great property in a great community. Perfect for first-time buyers, downsizers, or anyone looking to add their personal touch. Let this Valleyview home welcome you in. Reach out to an agent today to book a private viewing.