

**4614 52 Avenue
Valleyview, Alberta**

MLS # A2272366



\$164,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Street Lighting		

Heating: Forced Air, Natural Gas

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Stucco

Zoning: RG

Foundation: Poured Concrete, Slab

Utilities: -

Features: No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: N/A

Cute & Cozy Bungalow in Valleyview. The perfect Starter Home or Investment! Welcome to this charming and inviting bungalow located in the heart of Valleyview, ideally situated right across the street from the schools, a dream location for young families or anyone seeking convenience and community. This well loved home sits on a huge lot, offering endless potential for gardening, play space, or simply enjoying the extra room to roam. Inside, you'll find a warm and comfortable layout featuring 3 bedrooms, 1 full bath, laundry, a spacious living room with lots of natural light, and the kitchen. Making it a perfect fit for first time buyers, downsizers, or investors looking for a solid addition to their portfolio. The home includes updated windows, providing improved efficiency and plenty of natural light throughout. Whether you're looking to settle into a cozy space of your own or capitalize on a great investment opportunity, this Valleyview bungalow delivers charm, location, and potential in one delightful package. Contact your favourite agent today to view!