

**5204 48 Street  
Valleyview, Alberta**

**MLS # A2282272**



# \$339,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard		

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

**Inclusions:** None

Experience this well-maintained 4-bedroom, 2-bathroom home situated on a spacious double lot in a desirable location close to schools and shopping, and just  $\frac{12}{100}$  blocks from the Regional Multi-Plex. This property features an impressive 32' x 26' finished and heated attached garage perfect for vehicles, storage, or a workshop. Inside, you'll find a large kitchen and dining area with a newly refinished gyproc ceiling and modern pot lighting. Enjoy a cozy living room with an air-tight wood-burning fireplace and an open office nook. The main bathroom offers a relaxing soaker tub and a glass walk-in shower. Three bedrooms are conveniently located on the main floor. The fully developed basement includes ample storage, a laundry room, a family room, and a fourth bedroom. Recent upgrades include a new furnace and hot water heater. Outside, you'll find deck and patio areas, a firepit, and a gated back corner providing easy access for an RV or recreational toys. A fantastic property with a very functional layout!