

5204 48 Street
Valleyview, Alberta

MLS # A2282272



\$339,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	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 3½ 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 gyro 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!