

# \$299,900 - 4806 53 Avenue, Valleyview

MLS® #A2192947

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,046 sqft  
Residential on 0.21 Acres

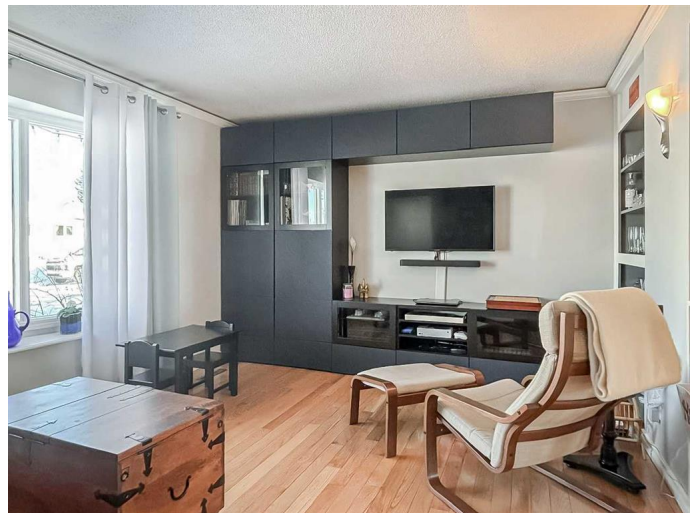
NONE, Valleyview, Alberta

Welcome home! Pride of ownership is evident in this bright and clean home. Located on a spacious lot in the heart of Valleyview. The main level of this home has a spacious living room, a bright dining area and an updated kitchen with stainless steel appliances. There are 3 bedrooms, a full washroom and a fantastic rear entrance with lots of storage rounding out the main level. Downstairs the basement has a large rec area, with room for both a sitting/tv area as well as a play space, a bedroom and a spacious washroom. There is also a finished laundry area and a storage room. Outside there is a beautiful, covered deck that extends the living space outdoors, as well as a large play space and a fully insulated and heated 24x30 detached garage. It is the perfect space to set up your workshop, store your toys or just park your daily drivers. The garage is accessible by a freshly paved driveway. This home is located just a block from schools and parks. Whether you're looking for a great family home, a place to retire too, or even your very first place, this is a great option. For more information or to arrange a private viewing, contact your favorite Real Estate Professional today!

Built in 1964

## Essential Information

MLS® #	A2192947
Price	\$299,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.21
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4806 53 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Bookcases, See Remarks
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	69
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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