

# \$319,900 - 4806 52 Avenue, Valleyview

MLS® #A2213432

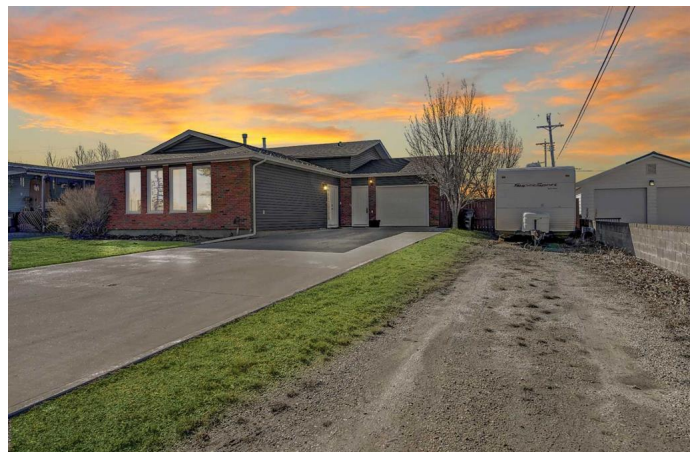
**\$319,900**

4 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.15 Acres

NONE, Valleyview, Alberta

Welcome to this spacious and well-designed 4-level split home located in the heart of Valleyview. With its thoughtful layout and ample space, this home is ideal for growing families or those looking for flexible living options. The main level features a bright and generous living room and dining area, perfect for entertaining or relaxing with loved ones. The kitchen offers an abundance of cabinets and counter space, a handy breakfast nook, and easy access to the back deckâ€”perfect for summer BBQs. Upstairs, youâ€™ll find three comfortable bedrooms, including a primary suite complete with a walk-in closet and 2-piece ensuite. The main bathroom has been tastefully updated and offers plenty of room for the whole family. The lower levels provide even more living space, including a cozy family room with a fireplace, an additional bedroom, and a combined bathroom/laundry room. Thereâ€™s also access to the attached garage from this level. The basement boasts a large open games room that could easily be converted into a theatre room or second living area, along with a large storage room and an additional storage space. This home offers excellent suite potential with its separate access to the lower levels from the garage, making it ideal for multigenerational living or future income opportunities. The attached garage has access to the fully fenced yard, and thereâ€™s plenty of room for parking with a huge driveway and space for your RV. Located close to schools, shopping, and all the



amenities Valleyview has to offer, this is a home you won't want to miss. Book your showing today!

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213432      |
| Price          | \$319,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,318         |
| Acres          | 0.15          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4806 52 Avenue            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 9  |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking, Parking Pad |
| # of Garages   | 2  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Laminate Counters, See Remarks |
| Appliances        | See Remarks                                       |
| Heating           | Forced Air, Natural Gas, Central                  |
| Cooling           | Central Air                                       |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                                  |
|--------------|----------------------------------|
| Fireplaces   | Gas                              |
| Has Basement | Yes                              |
| Basement     | Finished, Full, Walk-Up To Grade |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other, Private Yard, Storage                       |
| Lot Description   | Front Yard, Landscaped, Lawn, Private, See Remarks |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame, See Remarks                            |
| Foundation        | Wood   |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 21st, 2025          |
| Days on Market | 103                       |
| Zoning         | RR-Restricted Residential |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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