

# \$195,000 - 4810 55 Avenue, Valleyview

MLS® #A2152679

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.16 Acres

NONE, Valleyview, Alberta

This charming bungalow, located on a quiet street in Valleyview, sits on a large lot and boasts numerous upgrades. The cozy main level exudes rustic charm and features 3 bedrooms, a fully renovated bathroom, and a spacious living room that opens into a new kitchen. A generous new mudroom adds to the convenience of every day life. The downstairs area is a versatile space ready for personalization, offering 2 large rooms, laundry and storage areas, a cold room, and a den with an attached new bathroom. This home is equipped with new vinyl windows, buried power lines, an upgraded electrical system, a new hot water tank, furnace, sump pump, shut-offs on all water supplies, an extra layer of plywood on the roof, an insulated garage, a backflow preventer, home also has the option to reinstall hot water on demand unit. It is conveniently located just a block from schools, shopping, and the Multiplex, making it an ideal home for its new owners.



## Essential Information

MLS® #	A2152679
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.16

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4810 55 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### Amenities

Parking Spaces	6
Parking	Single Garage Detached, Off Street, RV Access/Parking
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Washer/Dryer, Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Level, Back Lane, City Lot, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Concrete, See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2024
Days on Market	269
Zoning	RS

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.