

4806 53 Avenue  
Valleyview, Alberta

MLS # GP213281



**\$249,900**

<b>Division:</b>	Valleyview		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3 up / 1 down	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Detached, Double, Heated		
<b>Driveway:</b>	Paved		

**Heating:** Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Laminate, Linoleum, Tile

**Sewer:** Municipal

**Roof:** Asphalt Shingle

**Taxes:** \$ 2,447

**Basement:** Full

**Condo Fee:** -

**Exterior:** Other, Vinyl

**Lot Fee:** -

**Land:** Landscaped

**Maintenance Fee:** -

**Features:** -

**Inclusions:** Fridge, Stove, Microwave, 2 Washers, Dryer, Window coverings, 2 Sheds. Other furnishings are negotiable.:

1046 sq ft Bungalow sits on a 65 x 140 ft lot. 3 bedrooms up, 1 down. Patio doors off the kitchen to a partially covered deck with NG BBQ. Full bathroom up and 3 pc (shower) down. Front yard is landscape brick with shrubs. A 24 x 30 garage with 8 foot high by 16 wide OHD. Alley access to park RV in back yard. Great location, just west of school on 53 Ave. Short walk to the new Regional MultiPlex! Come have a look!