

# \$344,000 - 5204 48 Street, Valleyview

MLS® #A2217186

## \$344,000

4 Bedroom, 2.00 Bathroom, 1,585 sqft

Residential on 0.38 Acres

NONE, Valleyview, Alberta

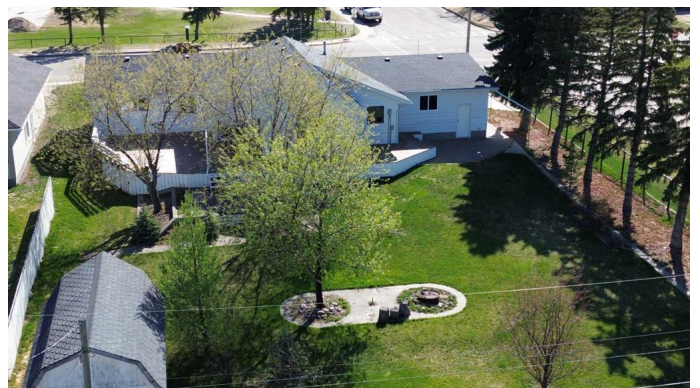
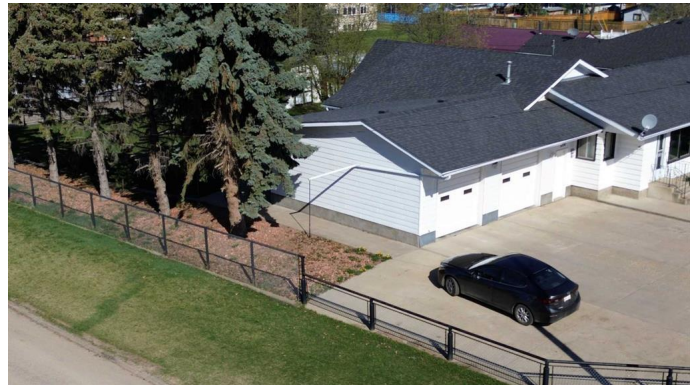
Check out this 4 Bedroom, 2 Bathroom home on a double lot. Great location, close to schools, shopping. 3 1/2 blocks from the Regional Multi-Plex. Large kitchen and dining area! Kitchen ceiling re-done with gyproc and pot lighting. A comfortable living room with an air tight wood fireplace and open office area. The main bathroom features a soaker tub and a glass walk-in shower! 3 Bedrooms on the main floor. The basement features plenty of storage, Laundry room, Family room and the 4th Bedroom. Newer Furnace and HWH. Deck and patio areas, Firepit. Gate at back corner for access of RV or toys! Very nice set-up!

Built in 1963

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217186    |
| Price          | \$344,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,585       |
| Acres          | 0.38        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                           |
|-------------|---------------------------|
| Address     | 5204 48 Street            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Fiber Optics Available, Garbage Collection, Phone Connected |
| Parking Spaces | 6                                                                                                                                           |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, On Street, Parking Pad, RV Access/Parking, Side By Side                           |
| # of Garages   | 2                                                                                                                                           |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks, Storage                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | High Efficiency, Forced Air, Natural Gas, Wood Stove    |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning, Living Room                               |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Partial                                       |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit, Other, Storage, Rain Gutters |
| Lot Description   | Back Lane, Corner Lot, Landscaped      |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame                             |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 190           |
| Zoning         | R1            |

### Listing Details

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