

\$169,000 - 5206 52 Avenue, Valleyview

MLS® #A2254794

\$169,000

3 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.15 Acres

NONE, Valleyview, Alberta

If you're looking for an affordable, move-in-ready home with nothing left to do, this refreshed 1,200sq ft 1997 home in Valleyview could be it. Priced at just \$169,000, it features three bedrooms, two full bathrooms and a comprehensive list of 2024 updates: new shingles, hot water tank, piping, drains, heat trace and belly insulation, plus fresh paint, new flooring, new front steps and new interior doors. Set on a large lot with a fully fenced yard and firepit, it's also close to shopping and ready for quick possession. Valleyview is known for its friendly people and beautiful surroundings making this property ideal for first-time buyers or those looking to downsize or invest in a solid community. The seller may even include new appliances depending on the sale price. All that's left is to move in and enjoy! More photos coming soon!

Built in 1997

Essential Information

MLS® #	A2254794
Price	\$169,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.15
Year Built	1997



Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	5206 52 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	Closet Organizers, Kitchen Island, Soaking Tub
Appliances	Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt/Gravel
Construction	Mixed
Foundation	Piling(s)

Additional Information

Date Listed	September 5th, 2025
Days on Market	4
Zoning	RMH

Listing Details

Listing Office

eXp Realty

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