

# \$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	271
Zoning	RS

### Listing Details

Listing Office

Sutton Group Grande Prairie Professionals

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