

**5309 Valley Road Street  
Robb, Alberta****MLS # A2267339****\$258,000**

<b>Division:</b>	Robb		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Front Drive, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-54-12-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	UND
<b>Foundation:</b>	Block, Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed (s)

NEWLY RENOVATED bungalow located in the welcoming community of Robb, Alberta. This Charming home has been completely updated, and is move-in ready. New features include a new drilled water well, new insulation in the walls and attic, new drywall, new PVC windows, new vinyl flooring throughout the main floor, a brand new kitchen complete with new stainless steel appliances, and fresh paint complemented by new interior doors, trim, and lighting. The basement is clean with a nicely painted floor-ready to be customized for your needs. Outside, you will find a large yard with mature trees offering privacy and space to relax, along with ample parking for vehicles, trailers, and guests. If you're looking for a cozy, fully updated home in a peaceful small-town setting -this one is a MUST SEE!!!