

**5208 52 Avenue
Valleyview, Alberta**

MLS # A2277125

\$120,000



Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,140 sq.ft.	Age: 2000 (26 yrs old)
Beds:	3	Baths: 2
Garage:	Off Street	
Lot Size:	0.15 Acre	
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Vaulted Ceiling(s)		
Inclusions:	N/A		

This spacious 3 bedroom, 2 bath manufactured home combines comfort and convenience. The open layout provides ample living space, while each of the three bedrooms offers flexibility for family, guests, or home office needs. Your primary bedroom located at the rear of the home features a full 4pc ensuite and walk-in closet. The remaining 2 bedrooms located at the front of the home providing plenty of space and privacy with a 2nd full bathroom to ensure comfort for everyone. The private deck creates a perfect outdoor retreat for relaxation or entertaining with a partially fenced and landscaped backyard complete with shed for extra storage. Move-in ready and designed for easy living, this home is ideal for those looking for both style and practicality. This property is rented until the end of May 2026 for \$800/month utilities not included. Book a showing with your favourite REALTOR® today!