

**4604 52 Avenue
Valleyview, Alberta**
MLS # A1029830


\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	11,356 sq.ft.	Age:	1963 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: -

3 bedroom bungalow on a double lot that is 100' wide and has a detached double garage with 10' high doors! This home has a great location right across from the high school and has a beautiful treed private back yard. The double lot allows for loads of parking for many cars and truck or an RV. The home has 3 bedrooms and 1 bathroom upstairs. The upstairs was updated with new paint and flooring in the kitchen and living room. The roof was done in 2017 and the electrical was updated to a 100amp panel. The basement is partially developed with a large rec room area, a couple of rooms that could be bedrooms and a 4piece bathroom that needs some elbow grease. The hot water tank was replaced in 2018. This home is ready for immediate possession.