

# \$349,900 - 5204 48 Street, Valleyview

MLS® #A2217186

## \$349,900

4 Bedroom, 2.00 Bathroom, 1,585 sqft  
Residential on 0.38 Acres

NONE, Valleyview, Alberta

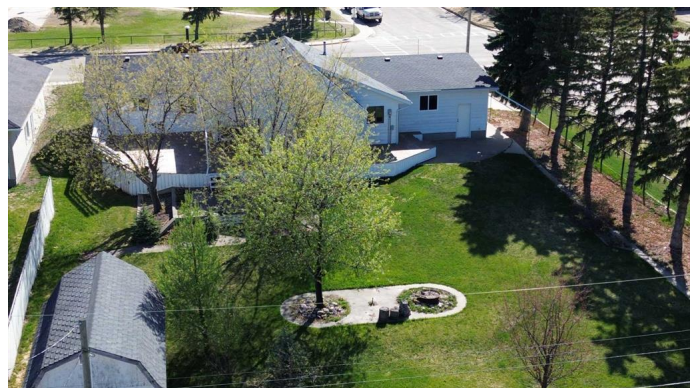
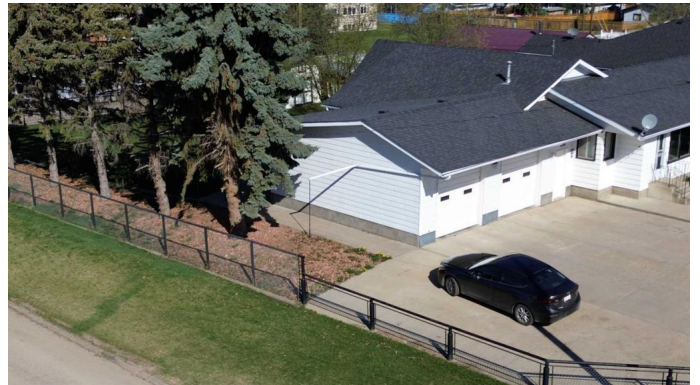
Check out this 4 Bedroom, 2 Bathroom home on a double lot. Great location, close to schools, shopping. 3 1/2 blocks from the Regional Multi-Plex. Large kitchen and dining area! Kitchen ceiling re-done with gyproc and pot lighting. A comfortable living room with an air tight wood fireplace and open office area. The main bathroom features a soaker tub and a glass walk-in shower! 3 Bedrooms on the main floor. The basement features plenty of storage, Laundry room, Family room and the 4th Bedroom. Newer Furnace and HWH. Deck and patio areas, Firepit. Gate at back corner for access of RV or toys! Very nice set-up!

Built in 1963

## Essential Information

MLS® #	A2217186
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,585
Acres	0.38
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	5204 48 Street
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Fiber Optics Available, Phone Connected
Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, On Street, Parking Pad, RV Access/Parking, Side By Side
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Fire Pit, Other, Rain Gutters, Storage
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	16
Zoning	R1

### **Listing Details**

Listing Office

Royal LePage Redwillo Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.