

\$229,900 - 5202 52 Avenue, Valleyview

MLS® #A2108472

\$229,900

4 Bedroom, 2.00 Bathroom, 2,421 sqft
Residential on 0.30 Acres

NONE, Valleyview, Alberta

Welcome to your new home in Valleyview, Alberta! This well-maintained, 2,421 sq ft manufactured home sits on a spacious double lot, offering plenty of room both inside and out. With its inviting front lawn and charming curb appeal, you'll feel at home the moment you arrive. This property features four bedrooms and two bathrooms, making it perfect for families or anyone needing extra space. The main bedroom is a cozy retreat with its own walk-in closet and bathroom, offering a private space to relax. The kitchen is roomy and practical, with plenty of cabinets and a pantry for all your storage needs. An added bonus to this home is a special extra space that includes a fourth bedroom or office, alongside a big living room/family room area. It's made even cozier with a wood-burning stove that's certified and ready to keep you warm, surrounded by natural light that fills the room. Outside, the property shines with a huge wrap-around deck, ideal for barbecues, a hot tub, or just enjoying the outdoors. There's also a large shed with power for your projects or storage, and RV parking with its own sewer and water lines. Practical features like an updated roof, a new hot water tank, a big storage room, and a handy boot room with laundry facilities make life easier. This home is about comfortable living and making the most of your space, all at an affordable price. It's not just a house; it's a home where memories are waiting to be made, in a friendly community that welcomes you. Come see how this



property in Valleyview could be the perfect fit for you and your family.

Built in 2005

Essential Information

MLS® #	A2108472
Price	\$229,900
Sold Price	\$220,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,421
Acres	0.30
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5202 52 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

Amenities

Parking Spaces	4
Parking	Gravel Driveway, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Standard, Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	RV Hookup, Storage
Lot Description	Corner Lot, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

Additional Information

Date Listed	February 16th, 2024
Date Sold	May 1st, 2024
Days on Market	75
Zoning	RMH
HOA Fees	0.00

Listing Details

Listing Office	eXp 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.