\$649,900 - 5215 52 Street, Valleyview

MLS® #A2161532

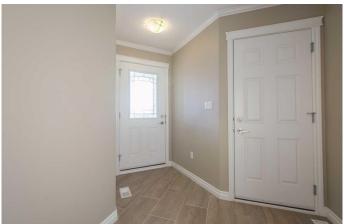
\$649,900

0 Bedroom, 0.00 Bathroom, 2,698 sqft Multi-Family on 0.00 Acres

NONE, Valleyview, Alberta

Situated in the town of Valleyview, AB, this modern triplex, built in 2017, presents a unique opportunity for investors and homeowners alike. Located on two spacious city lots, the property is strategically positioned close to downtown shopping, the recreation center, schools, the Valleyview RV park, and the off-leash dog park. Unit A offers 1,341 sq ft above grade, features 5 bedrooms, 3 bathrooms, a fully developed basement, a spacious primary bedroom with a great ensuite, an attached heated garage, main floor laundry, an open-concept layout, and a deck that leads to a massive fully fenced yard. Unit B is 1,357 sq ft, with 2 bedrooms and 2 bathrooms, including a beautiful primary bedroom with an ensuite, large bright windows, tile flooring, an attached heated garage, and a private deck. Unit C is a 1,302 sq ft basement unit with 2 bedrooms, 1 bathroom, a bright white kitchen, and a spacious living area, along with a gravel driveway. Valleyview, known as the "Portal to the Peace," is a growing community with a diverse economy rooted in oil and gas, agriculture, and tourism. The town's strategic location at the crossroads of Highways 43 and 49 makes it a significant hub for transportation and commerce, with over 10,000 vehicles passing through daily. This connectivity not only bolsters the local economy but also makes Valleyview a convenient and attractive place to live. With a population of approximately 1,972 residents and a trading







area that serves around 5,000 people, Valleyview offers a close-knit community atmosphere with the amenities of larger urban centers just a short drive away. The town is known for its welcoming residents, excellent investment opportunities, and a supportive environment for business development. For families, Valleyview provides an exceptional quality of life, with access to outdoor recreational activities, including nearby rivers, lakes, and extensive wilderness areas that are perfect for hunting, fishing, and exploring. The community's focus on growth and development, along with its warm, friendly atmosphere, makes it an ideal place for both families and businesses to thrive. This property offers flexibility for multi-generational living, the potential to offset living costs by occupying one unit and renting out the others, or a solid addition to an investment portfolio. Don't miss this opportunity to own a versatile and income-generating property in Valleyview. **Photos are from before tenants moved in**

Built in 2017

Essential Information

MLS® # A2161532 Price \$649,900

Sold Price \$571,750

Bathrooms 0.00
Square Footage 2,698
Acres 0.00
Year Built 2017

Type Multi-Family

Sub-Type Triplex

Style Bungalow, Modular Home, Side by Side

Status Sold

Community Information

Address 5215 52 Street

Subdivision NONE

City Valleyview

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H3N0

Amenities

Parking Spaces 9

Parking Off Street, Quad or More Attached

Interior

Appliances See Remarks

Heating Forced Air, Natural Gas

Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2024

Date Sold February 11th, 2025

Days on Market 165
Zoning R4
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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