

\$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
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.