

\$275,000 - 5417 45 Street, Valleyview

MLS® #A2162534

\$275,000

4 Bedroom, 2.00 Bathroom, 1,331 sqft

Residential on 0.24 Acres

NONE, Valleyview, Alberta

Welcome to your new haven! This delightful property located at 5417 45 Street in the heart of Valleyview overlooking a wooded area offers the perfect blend of comfort, style and spacious living areas. Enjoy an inviting 1331sqft open-plan layout that seamlessly connects the living room, dining area, and renovated kitchen, perfect for family gatherings and entertaining friends. This home features 4 generously sized bedrooms, 2 fully tiled luxurious bathrooms providing plenty of space for rest and relaxation.Â Step outside to discover a beautiful backyard, perfect for summer barbecues and outdoor activities. The patio area and sunroom are ideal for enjoying your morning coffee or evening sunsets. Situated in a friendly neighborhood, this property is conveniently located near schools, parks, multiplex, and dining options, ensuring that everything you need is just a short drive away. Parking will be no problem with 2 garages and lots of drivewayÂ space. Items of note: New in 2021 Metal roof,Flooring,bedroom,Front Cement stairs. Contact a Realtor of your choice to view today!



Built in 1981

Essential Information

MLS® #	A2162534
Price	\$275,000
Sold Price	\$260,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,331
Acres	0.24
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	5417 45 Street
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

Amenities

Parking Spaces	5
Parking	Carport, Double Garage Detached, Single Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Corner Lot

Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	September 3rd, 2024
Date Sold	October 17th, 2024
Days on Market	43
Zoning	rr
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage - The Realty Group
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