

# \$324,900 - 4806 52 Avenue, Valleyview

MLS® #A2213432

**\$324,900**

4 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.15 Acres

NONE, Valleyview, Alberta

Welcome to this spacious and well-designed 4-level split home located in the heart of Valleyview. With its thoughtful layout and ample space, this home is ideal for growing families or those looking for flexible living options. The main level features a bright and generous living room and dining area, perfect for entertaining or relaxing with loved ones. The kitchen offers an abundance of cabinets and counter space, a handy breakfast nook, and easy access to the back deck—perfect for summer BBQs. Upstairs, you’ll find three comfortable bedrooms, including a primary suite complete with a walk-in closet and 2-piece ensuite. The main bathroom has been tastefully updated and offers plenty of room for the whole family. The lower levels provide even more living space, including a cozy family room with a fireplace, an additional bedroom, and a combined bathroom/laundry room. There’s also access to the attached garage from this level. The basement boasts a large open games room that could easily be converted into a theatre room or second living area, along with a large storage room and an additional storage space. This home offers excellent suite potential with its separate access to the lower levels from the garage, making it ideal for multigenerational living or future income opportunities. The attached garage has access to the fully fenced yard, and there’s plenty of room for parking with a huge driveway and space for your RV. Located close to schools, shopping, and all the



amenities Valleyview has to offer, this is a home you won't want to miss. Book your showing today!

### Essential Information

MLS® #	A2213432
Price	\$324,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.15
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	4806 52 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### Amenities

Parking Spaces	9
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Laminate Counters, See Remarks
Appliances	See Remarks
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Front Yard, Landscaped, Lawn, Private, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 21st, 2025
Days on Market	64
Zoning	RR-Restricted Residential

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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