

\$299,000 - 5202 53 Avenue, Valleyview

MLS® #A2222769

\$299,000

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.16 Acres

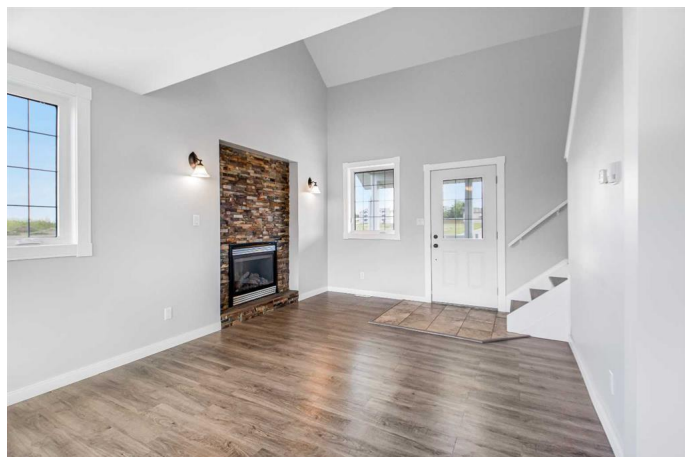
NONE, Valleyview, Alberta

A wonderful blend of character, comfort and space! Do you love the idea of having a cozy cottage with covered front porch, a beautiful stone fireplace feature and a loft style second floor living room, but still want a spacious kitchen, good sized bedrooms, a master suite with walk-in closet and ensuite, and a 24 x 28 attached garage? Then you need to check out this property. Developed in 2018, a 2008 cottage was set on a new ICF basement on a corner lot in the town of Valleyview. It was added onto and renovated to provide a wonderful family home. With 3 beds and 3 full baths, 2 decks and a basement developed as a big rec room, there is plenty of space for the entire family. The home layout on the property also provides plenty of yard space for children to play, or space for a large shed or second garage. This is truly a one of a kind home. Donâ€™t let this opportunity pass you by. Call your Real Estate Professional to arrange a viewing today!

Built in 2008

Essential Information

MLS® #	A2222769
Price	\$299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,640



Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5202 53 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	4
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Cul-De-Sac, Irregular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	May 20th, 2025
Days on Market	17
Zoning	R3

Listing Details

Listing Office Royal LePage - The Realty Group

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