

# \$225,000 - 5001 42 Avenue, Valleyview

MLS® #A2241006

**\$225,000**

4 Bedroom, 1.00 Bathroom, 960 sqft

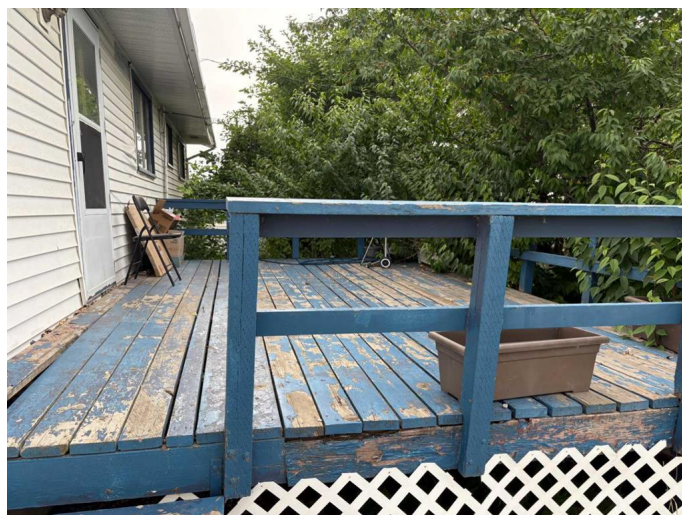
Residential on 0.36 Acres

NONE, Valleyview, Alberta

Charming 4 bedroom bungalow on a huge lot in a quiet cul de sac! The lay out of this home is well thought out, creating a spacious atmosphere. The roof was re-shingled this year and there is a new hot water tank. New stove and fridge put in this month. The house was constructed with fir which is known for its strength, durability, and it's resistance to rot and decay. A breezeway connects the house to the two car garage, so there is no need to go outside in the winter to get to your car! Breezeway is spacious and a great place to store muddy boots, bicycles, etc. The spacious back yard is home to fruit trees producing cooking and eating apples, crabapples and saskatoons. There is a shed for gardening tools, room for a garden, space to park an RV, and a large deck off the kitchen. There is a school bus stop across the road at the corner opposite the house- convenient for families with school aged children. This house has plenty of potential. Book your showing today.

## Essential Information

MLS® #	A2241006
Price	\$225,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	960



Acres	0.36
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5001 42 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
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Days on Market	71
Zoning	RR

## **Listing Details**

Listing Office	RE/MAX Northern Realty
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