



MOORE
REALTOR®

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5009 51 Avenue
Valleyview, Alberta

MLS # GP214744



\$260,000

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,546 sq.ft.	Age:	1982 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Detached Garage, Heated Garage		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R3
Foundation:	Wood	Utilities:	Electricity, Natural Gas
Features:	Central Vacuum		

Inclusions: Wall Oven, Heater in Garage

Custom built bungalow on a double lot with large heated shop. This 1 owner home has an open concept main living area with a large kitchen featuring tons of cabinets and counter space with sight lines into the large living area focused around a grand gas fireplace. Main floor laundry, a full bathroom, a good size bedroom and the master bedroom with en-suite complete the main floor with a mud room giving you access to the covered deck, fully fenced and landscaped backyard. Down stairs you will a private entry into a large open beamed living space focused around a Franklin wood stove and wet bar. A full bathroom and 2 more bedrooms are down the hall with a cold storage room and 2 more good size storage/utility rooms. The asphalt driveway takes you the length of the lot to the Heated/Powered shop with potential for RV storage on the side.