

# \$359,900 - 4301 54 Avenue, Valleyview

MLS® #A2195204

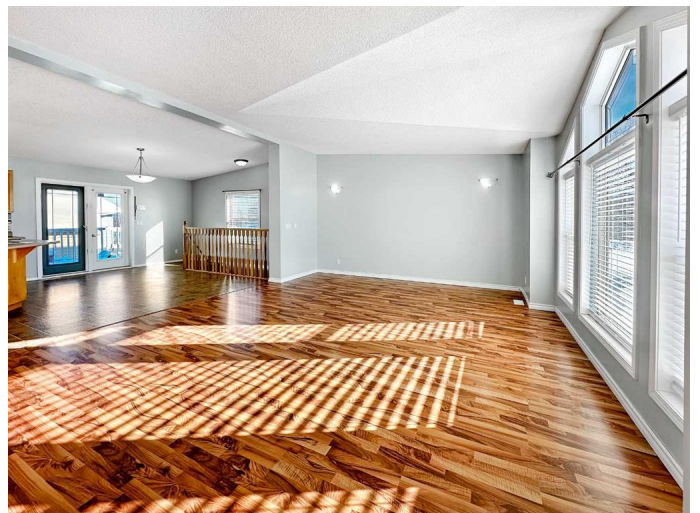
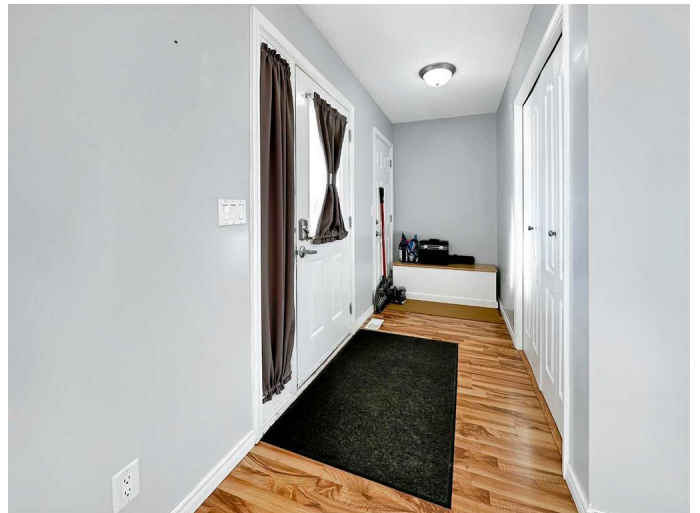
**\$359,900**

5 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.16 Acres

NONE, Valleyview, Alberta

This bungalow is perfectly positioned on a spacious corner lot in Valleyview. Offering an incredible blend of energy efficiency, modern convenience, and cozy charm, this home is truly one of a kind. Featuring geothermal heating and cooling, youâ€™ll enjoy warmth in the winter and refreshing coolness in the summer. Step inside to a bright, open-concept main floor, where vaulted ceilings and a massive living room window flood the space with beautiful natural light. The kitchen is a chefâ€™s dream, offering a large center island, ample cabinetry, and plenty of space for diningâ€”ideal for hosting family gatherings or quiet dinners at home. The main floor boasts three spacious bedrooms, including a primary retreat with a walk-in closet and a gorgeous ensuite featuring a soaker tub, large tiled shower with a rain head, and modern finishes. A huge pantry and main floor laundry add to the homeâ€™s thoughtful design, providing convenience and extra storage. Downstairs, the partially finished basement is full of potential, with two large bedrooms, a full 4-piece bathroom, and two versatile spaces that can be transformed into a home gym, workshop, office, playroom or more. Built on an ICF foundation with in-floor heating, this level stays warm and inviting all winter long. Outside, the fully fenced backyard is a private retreat, featuring a 14ft-foot gate for easy access, a shed/workshop, a low-maintenance deck, a clothesline, and a cozy fire pitâ€”perfect for evenings under the stars. With



plenty of space to build a garage at the front, this property offers even more possibilities to suit your lifestyle. Don't miss your chance to own this beautifully designed, energy-efficient home in a fantastic location. Book your showing today!

Built in 2008

### Essential Information

MLS® #	A2195204
Price	\$359,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,588
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4301 54 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

### Amenities

Parking Spaces	4
Parking	Gravel Driveway, Parking Pad, Off Street

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	In Floor, Geothermal
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	February 18th, 2025
Days on Market	62
Zoning	rr

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.