

# \$390,000 - 4433 51 Avenue, Valleyview

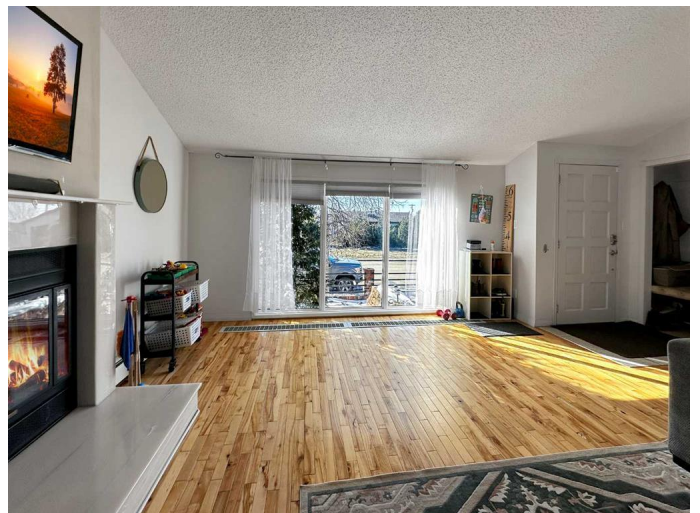
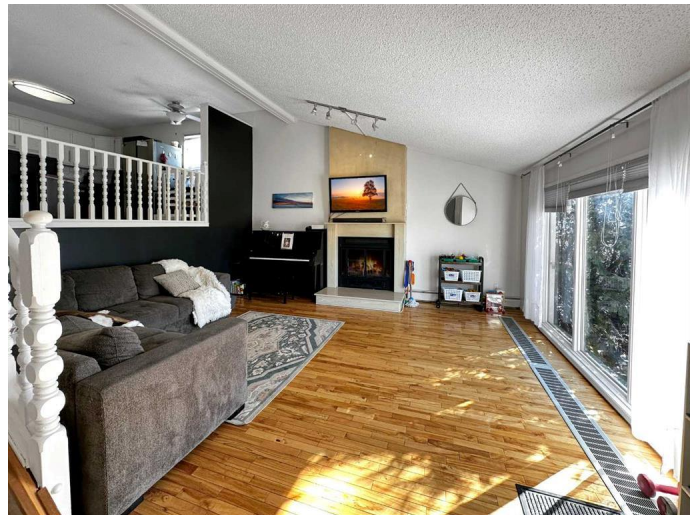
MLS® #A2207109

**\$390,000**

5 Bedroom, 3.00 Bathroom, 2,117 sqft  
Residential on 0.33 Acres

NONE, Valleyview, Alberta

Welcome to 4433 51 Avenue—a spacious, charming 4-level split tucked away on an impressive double corner lot in Valleyview. This inviting home boasts over 2,000 sq ft of comfortable living space, perfect for families looking to spread out, or someone eager to offset their mortgage with rental income. Stepping inside, you're greeted by an entry-level living area featuring genuine hardwood floors, expansive windows, and the cozy warmth of a real wood-burning fireplace. The top level is designed for easy family living, offering a bright, spacious kitchen with plenty of counter space, newer appliances (all less than 5 years old), and a generous dining area that opens onto an enclosed porch—ideal for morning coffee or relaxed evenings. This floor also houses three bedrooms, including a primary suite complete with a walk-in closet and private 3-piece ensuite, plus another roomy family bathroom. The lower level provides excellent flexibility with two additional bedrooms, a full bathroom, and a versatile flex area—ideal for hobbies, home office, or a playroom—along with a convenient laundry room featuring a sink and utilities (including a newer 2-year-old hot water tank) and access to the attached garage. Down in the basement, you'll discover even more adaptable living space, perfect as a second family room or recreation area. Outside, this property truly shines. Set on two city lots, the yard offers mature trees, attractive brickwork, retaining walls, and ample room to park your RV. The



heated attached double garage provides easy access to the home, while the detached heated workshop out back is fully equipped with power, concrete floors, and a drainâ€”perfect for hobbyists, side businesses, or extra storage needs. Ideally situated close to schools, parks, shopping, and the Rec Centre, this home checks all the boxes for small-town comfort combined with practical convenience. Come see how this home blends roominess, charm, and functionality, ready for you to make your own.

Built in 1979

### Essential Information

MLS® #	A2207109
Price	\$390,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,117
Acres	0.33
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	4433 51 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, RV Access/Parking, Single Garage

Detached  
# of Garages 3

### Interior

Interior Features High Ceilings, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked  
Heating Boiler, Radiant, Hot Water  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Private Entrance, Private Yard, Storage  
Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed March 31st, 2025  
Days on Market 3  
Zoning R2

### Listing Details

Listing Office eXp Realty

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