

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

MLS® #A2195204

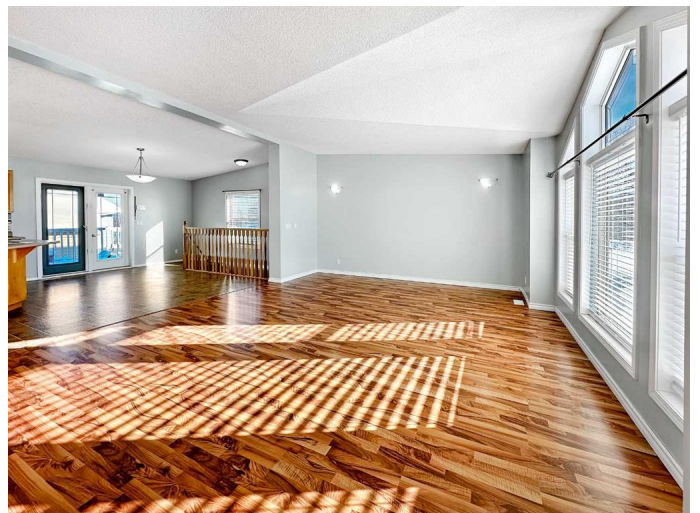
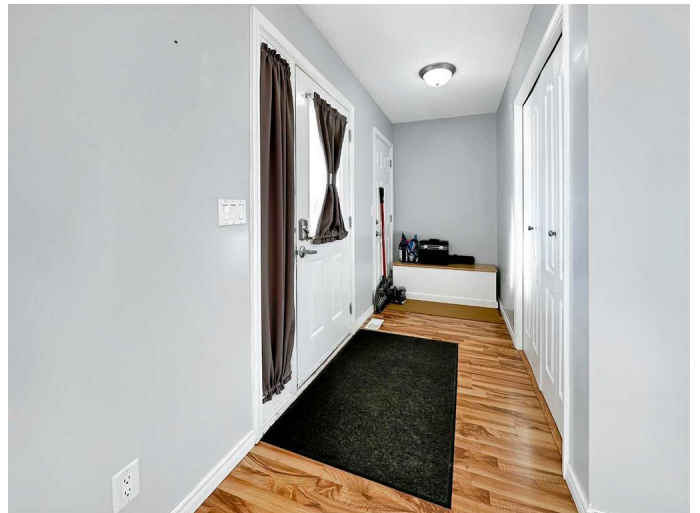
**\$359,900**

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, you'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 chef's dream, offering a large center island, ample cabinetry, and plenty of space for dining—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 home'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 pit—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	61
Zoning	rr

## Listing Details

Listing Office	eXp Realty
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