

**5401 50 Avenue
Valleyview, Alberta**

MLS # A2087213



\$1,900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,344 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	15.99 Acres		
Lot Feat:	Back Yard, Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	CH
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Storage		

Inclusions: n/a

Home and garage on the West end of main street in Valleyview. over 1340 sq ft, with 4 bedrooms, 2 nd 1/2 bathrooms, Living room and Family on the main level Plus big family room with wet bar in the basement! Laundry on the main level. A unique Woodstove that also converts to Fireplace. Back deck with an enclosed Hot Tub. Double detached garage with 2- 8x8 OHD's. A nice home with th benefit of having a 50 x 96 Shop to run a business and approximately 13.75 acres left for development potential. A rare opportunity!