

# \$102,000 - 5211 52 Avenue, Valleyview

MLS® #A2233965

**\$102,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.17 Acres

NONE, Valleyview, Alberta

Opportunity knocks with this court ordered sale (PROVIDED AS-IS WHERE IS) of a mobile home located in the peaceful community of Valleyview, Alberta. Situated on a spacious lot with a detached garage, this three-bedroom, two-bathroom mobile offers a great layout with an addition, making it a promising project for the right buyer.

This property requires remediation work to bring it back to a livable condition. It is being sold as is, where is, with no warranties or guarantees regarding its condition. The layout of the home is functional, featuring three generously sized bedrooms and two full bathrooms, offering the potential for comfortable living once improvements are made.

Valleyview is a welcoming and well-established community, offering convenient access to local amenities including schools, grocery stores, and other essential services, making it an ideal location for families or those looking for a quieter lifestyle while still being close to essential conveniences.

The spacious lot and detached garage provide additional storage space and potential for future development of a garden etc. Whether you are an investor, a home renovator, or someone looking for a property with potential, this mobile home offers a unique opportunity



to create your ideal living space.

Built in 1999

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2233965     |
| Price          | \$102,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,216        |
| Acres          | 0.17         |
| Year Built     | 1999         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 5211 52 Avenue            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H3N0                    |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | See Remarks |
| Cooling           | None        |
| Basement          | None        |

**Exterior**

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Rectangular Lot |
| Roof            | See Remarks     |
| Construction    | See Remarks     |
| Foundation      | See Remarks     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 134             |
| Zoning         | RMH             |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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