

# \$339,000 - 5202 53 Avenue, Valleyview

MLS® #A2257743

**\$339,000**

3 Bedroom, 3.00 Bathroom, 1,639 sqft

Residential on 0.16 Acres

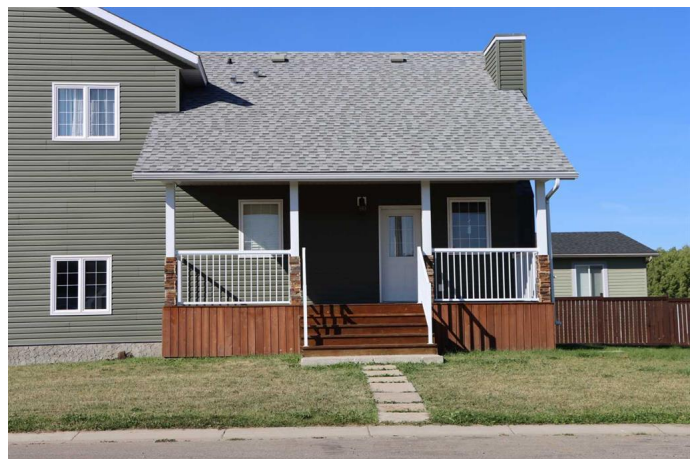
NONE, Valleyview, Alberta

Welcome to the perfect blend of comfort, flexibility and charm. Set in the NW corner of the town next to an open field, the first thing youâ€™ll notice is the country charm of the covered front porch and the architectural style of the home itself. Originally a cottage constructed in 2008, the home was placed on an ICF basement in 2018 and developed into its current form with three spacious bedrooms, three full bathrooms, living areas and a versatile loft style flex space that can adapt to your needs and lifestyle. When you step inside you can feel the openness created from the high 17â€™ ceiling above the living room and youâ€™ll notice the finishing with laminate flooring throughout, stainless steel kitchen appliances and modern cabinetry and countertops. The home is located in a family-friendly neighbourhood with easy access to schools, parks, the downtown and all the amenities found within the Greenview Multi-plex. Schedule your private tour today and discover all the possibilities that this exceptional home has to offer!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257743  |
| Price     | \$339,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,639             |
| Acres          | 0.16              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 5202 53 Avenue            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached, Gravel Driveway      |
| # of Garages   | 2                                            |

### **Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | High Ceilings, Sump Pump(s), Vinyl Windows                |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas, Living Room, Stone                                   |
| Has Basement      | Yes                                                       |
| Basement          | Partial, Partially Finished                               |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Corner Lot, Cul-De-Sac, Front Yard |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |

Foundation                    ICF Block

**Additional Information**

Date Listed                    September 15th, 2025  
Days on Market                1  
Zoning                            R3

**Listing Details**

Listing Office                    Royal LePage Redwillo 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.