

\$319,000 - 5202 52a Avenue, Valleyview

MLS® #A2262204

\$319,000

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.17 Acres

NONE, Valleyview, Alberta

The first thing you will notice as you walk into this spacious home is how open the living areas are. It'll be easy to picture your things filling up each space, including the open kitchen with central island and breakfast bar. The finishing is beautiful, and the kitchen appliances are all stainless steel. The spacious feeling continues on as you walk through each of the three bedrooms and the two full bathrooms. It's the perfect home for families or anyone seeking comfortable living. The home has been placed on an ICF basement which is open and ready for your vision of its future development - whether you envision a family room, recreation room, or additional living space. You can even just leave it as is and let the kids go wild down there. The property is located on a large corner lot, in a fantastic neighbourhood, with quick access to schools, the downtown, and the Greenview Regional Multiplex. For more information or to schedule a viewing just reach out to your favourite local real estate agent.

Built in 2014

Essential Information

MLS® #	A2262204
Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,306
Acres	0.17
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5202 52a 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	6
Parking	Gravel Driveway, Off Street

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	October 3rd, 2025
Days on Market	33

Zoning (RMH) Manufactured Home R

Listing Details

Listing Office Royal LePage Redwillo Realty

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