

# \$165,000 - 5206 52 Avenue, Valleyview

MLS® #A2254794

## \$165,000

3 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.15 Acres

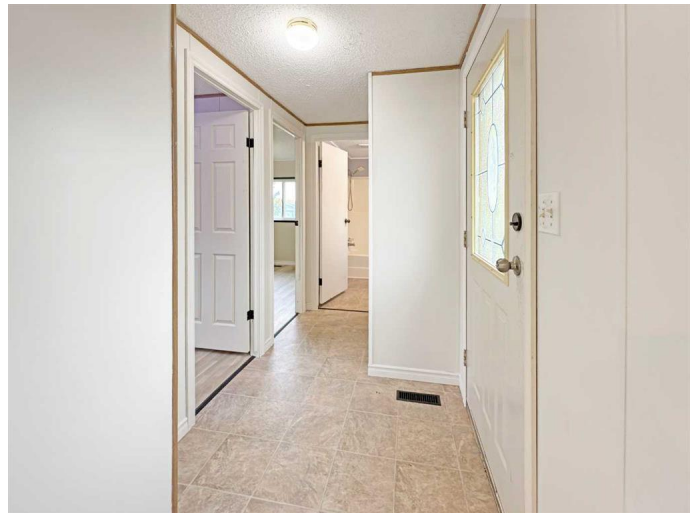
NONE, Valleyview, Alberta

If you're looking for an affordable, move-in-ready home with nothing left to do, this refreshed 1,200sq ft 1997 home in Valleyview could be it. Priced at just \$165,000, it features three bedrooms, two full bathrooms and a comprehensive list of 2024 updates: new shingles, hot water tank, piping, drains, heat trace and belly insulation, plus fresh paint, new flooring, new front steps and new interior doors. Set on a large lot with a fully fenced yard and firepit, it's also close to shopping and ready for quick possession. Valleyview is known for its friendly people and beautiful surroundings making this property ideal for first-time buyers or those looking to downsize or invest in a solid community. The seller may even include new appliances depending on the sale price. All that's left is to move in and enjoy! More photos coming soon!

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254794  |
| Price          | \$165,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,201     |
| Acres          | 0.15      |
| Year Built     | 1997      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5206 52 Avenue            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H3N0                    |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Soaking Tub |
| Appliances        | Refrigerator                                   |
| Heating           | Forced Air                                     |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Gas                                            |
| Basement          | None                                           |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Fire Pit              |
| Lot Description   | Lawn, Rectangular Lot |
| Roof              | Asphalt/Gravel        |
| Construction      | Mixed                 |
| Foundation        | Piling(s)             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 49                  |
| Zoning         | RMH                 |

### Listing Details

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