

\$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 you'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 17' ceiling above the living room and you'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.