

# \$390,000 - 4433 51 Avenue, Valleyview

MLS® #A2207109

**\$390,000**

5 Bedroom, 3.00 Bathroom, 2,148 sqft

Residential on 0.33 Acres

NONE, Valleyview, Alberta

Welcome to 4433 51 Avenue—a spacious, charming 4-level split tucked away on an impressive double corner lot in Valleyview. This inviting home boasts over 2,100 sq ft of comfortable living space, perfect for families looking to spread out, or someone eager to offset their mortgage with rental income. Stepping inside, you're greeted by an entry-level living area featuring genuine hardwood floors, expansive windows, and the cozy warmth of a real wood-burning fireplace. The top level is designed for easy family living, offering a bright, spacious kitchen with plenty of counter space, newer appliances (all less than 5 years old), and a generous dining area that opens onto an enclosed porch—ideal for morning coffee or relaxed evenings. This floor also houses three bedrooms, including a primary suite complete with a walk-in closet and private 3-piece ensuite, plus another roomy family bathroom. The lower level provides excellent flexibility with two additional bedrooms, a full bathroom, and a versatile flex area—ideal for hobbies, home office, or a playroom—along with a convenient laundry room featuring a sink and utilities (including a newer 2-year-old hot water tank) and access to the attached garage. Down in the basement, you'll discover even more adaptable living space, perfect as a second family room or recreation area. Outside, this property truly shines. Set on two city lots, the yard offers mature trees, attractive brickwork, retaining walls, and ample room to park your RV. The



heated attached double garage provides easy access to the home, while the detached heated workshop out back is fully equipped with power, concrete floors, and a drainâ€”perfect for hobbyists, side businesses, or extra storage needs. Ideally situated close to schools, parks, shopping, and the Rec Centre, this home checks all the boxes for small-town comfort combined with practical convenience. Come see how this home blends roominess, charm, and functionality, ready for you to make your own.

Built in 1979

### Essential Information

MLS® #	A2207109
Price	\$390,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,148
Acres	0.33
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	4433 51 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, RV Access/Parking, Single Garage

	Detached
# of Garages	3

### Interior

Interior Features	High Ceilings, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Boiler, Hot Water, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	March 31st, 2025
Days on Market	118
Zoning	R2

### Listing Details

Listing Office	eXp 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.