

\$295,000 - 5415 46 Street, Valleyview

MLS® #A2253064

\$295,000

3 Bedroom, 2.00 Bathroom, 1,026 sqft
Residential on 1.78 Acres

NONE, Valleyview, Alberta

Well-Maintained 3 Bed, 2 Bath Home in
Valleyview, AB

Located just steps from the Greenview
Regional Multiplex, this updated home offers
comfort and convenience. Featuring durable
vinyl plank flooring throughout, central A/C,
and a central vac system. The spacious
backyard includes a fire pit, perfect for
entertaining, plus a detached garage for extra
storage.

Recent updates include newer windows, an
updated furnace and shingles. A
move-in-ready property in a great
location—ideal for families or first-time
buyers!

Built in 1980

Essential Information

MLS® #	A2253064
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	1.78
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	5415 46 Street
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Wood

Additional Information

Date Listed	September 5th, 2025
Days on Market	76
Zoning	RR

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.