

# \$102,000 - 5211 52 Avenue, Valleyview

MLS® #A2233965

**\$102,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.17 Acres

NONE, Valleyview, Alberta

Opportunity knocks with this court ordered sale (PROVIDED AS-IS WHERE IS) of a mobile home located in the peaceful community of Valleyview, Alberta. Situated on a spacious lot with a detached garage, this three-bedroom, two-bathroom mobile offers a great layout with an addition, making it a promising project for the right buyer.

This property requires remediation work to bring it back to a livable condition. It is being sold as is, where is, with no warranties or guarantees regarding its condition. The layout of the home is functional, featuring three generously sized bedrooms and two full bathrooms, offering the potential for comfortable living once improvements are made.

Valleyview is a welcoming and well-established community, offering convenient access to local amenities including schools, grocery stores, and other essential services, making it an ideal location for families or those looking for a quieter lifestyle while still being close to essential conveniences.

The spacious lot and detached garage provide additional storage space and potential for future development of a garden etc. Whether you are an investor, a home renovator, or someone looking for a property with potential, this mobile home offers a unique opportunity



to create your ideal living space.

Built in 1999

**Essential Information**

MLS® #	A2233965
Price	\$102,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	5211 52 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	See Remarks
Cooling	None
Basement	None

**Exterior**

Exterior Features	None
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Lot Description	Rectangular Lot
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	3
Zoning	RMH

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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