

# \$265,000 - 5309 Valley Road, Robb

MLS® #A2197159

## \$265,000

3 Bedroom, 1.00 Bathroom, 994 sqft  
Residential on 0.22 Acres

Robb, Robb, Alberta

Welcome to this charming 3 bed 1 bath home located on a quiet street on the edge of Robb. The house has been completely redone on the inside, down to the studs with new drywall, flooring, paint, interior doors, bathroom and kitchen. The main floor has good flow, entering through the front door into the living room, you wrap around through a dining space and the open kitchen with ample counter space. Down the hall is a full 4 piece bathroom, and three good-sized bedrooms. The basement has been re-insulated and has new vapour barrier, and is ready for your finishing touches.

Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197159    |
| Price          | \$265,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 994         |
| Acres          | 0.22        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 5309 Valley Road  |
| Subdivision | Robb              |
| City        | Robb              |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T0E 1X0           |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 6           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Laminate Counters                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Full, Unfinished                   |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Back Yard, Few Trees, Front Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Block                                                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 56                  |
| Zoning         | UND                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
|----------------|--------------------|

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