

\$169,900 - 5108 56 Avenue, Viking

MLS® #A2204997

\$169,900

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.22 Acres

NONE, Viking, Alberta

Discover this inviting and ideally located bungalow in the quiet community of Viking, AB... great for a family or for those looking to add an investment property to their portfolio (currently generating a monthly rental income)!! Boasting 960 square feet of well-designed living space, this home features two comfortable bedrooms upstairs and an additional bedroom downstairs, perfect for accommodating family and guests. The spacious kitchen and living room create a warm and welcoming atmosphere, ideal for daily living and entertaining. A 4-piece bathroom completes the main floor. Downstairs, you'll also find a large family room, offering a versatile space for relaxation or recreation; as well as a unique office nook. The laundry room is flanked in storage shelving and cabinets- perfect for canning or extra seasonal items. Outside, the private and mature yard is fully fenced, providing a secure and tranquil environment. Additional highlights include a double detached garage (insulated and 220V) and two sheds, offering ample storage and convenience.

Built in 1958

Essential Information

MLS® # A2204997

Price \$169,900

Bedrooms 3



| | |
|----------------|-------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 960 |
| Acres | 0.22 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5108 56 Avenue |
| Subdivision | NONE |
| City | Viking |
| County | Beaver County |
| Province | Alberta |
| Postal Code | T0B 4N0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | 220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Faces Rear, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage |
| Appliances | Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 26 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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