

# \$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	37
Zoning	R1

## Listing Details

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

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