

# \$629,950 - 5143 45 Street, Viking

MLS® #A2228814

**\$629,950**

5 Bedroom, 4.00 Bathroom, 2,223 sqft  
Residential on 0.30 Acres

Viking, Viking, Alberta

Welcome to this exceptional custom bungalow located in the quiet community of Viking, Alberta. Backing onto green space and the 9th hole of the Viking Golf and Country Club, this beautifully crafted home offers over 2,200 sq ft on the main floor with thoughtful design, premium finishes, and quality construction throughout.

Inside, you're welcomed by soaring vaulted ceilings and rich 7" handcrafted hardwood flooring that flows through the open-concept living space. The chef-inspired kitchen features KitchenAid appliances, a 6-burner gas stove with pot filler, double ovens, 2 copper sinks, granite countertops, and a bar fridge, ideal for entertaining. The oversized pantry with granite countertops is perfect when you need extra prep space. The spacious living room centers around a natural gas fireplace, while LED pot lights and a Mediterranean bronze trim package add warmth and elegance.

The main floor includes three generously sized bedrooms, laundry room with granite counters, a den, a powder room, a well-appointed 4-piece bath, and a luxurious 5-piece ensuite with a beach pebble shower floor and Italgranite tile. Solid core doors and Hunter Douglas blinds throughout add to the upscale feel. Downstairs, the fully finished basement offers two more bedrooms, a full bath, and a large family room, wired for a theatre system and kept cozy year-round with in-floor heat powered by a Viessmann boiler system.



Heated flooring also extends into the triple garage, which features 12' metal sheeted walls, an 8'x9' and 8'x18' Carriage Craft Doors.

Step outside to the expansive 12' x 32' deck equipped with a natural gas hookup, overhead heater, and built-in Bose speakers, perfect for summer gatherings. Other highlights include a/c, central vac with kitchen sweep, ICF foundation, granite in all four bathrooms, a custom matching shed, underground power to the rear fence, and a secure chain-link perimeter fence.

This is small-town living at its finest, with no compromises on quality, comfort, or style.

Built in 2012

### Essential Information

MLS® #	A2228814
Price	\$629,950
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,223
Acres	0.30
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5143 45 Street
Subdivision	Viking
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

## Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Lawn, See Remarks, On Golf Course
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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