# \$240,000 - 5319 55 Avenue, Viking

MLS® #A2221528

### \$240,000

3 Bedroom, 2.00 Bathroom, 1,023 sqft Residential on 0.16 Acres

Viking, Viking, Alberta

This well-maintained 3-level split in Viking offers incredible value and space for the whole family. As you approach the home, you're greeted by a beautifully front yard featuring a mature evergreen, a lush lawn, and a convenient roadside sidewalk. Step inside to a welcoming entry that flows into the spacious living room, complete with a large bay window that floods the space with natural lightâ€"perfect for enjoying neighborhood views or birdwatching. The main floor also hosts a bright dining area and a spacious kitchen with ample counter space, ideal for family meals and entertaining. A back door off the dining room provides easy access to the large backyard. Upstairs, you'll find a generously sized primary bedroom with a walk-in closet, plus two additional bedroomsâ€"perfect for kids, guests, or a home office. The renovated 4-piece bathroom boasts a fresh, modern look with stylish tile work. The lower level features a huge rec/games room, a beautifully updated 3-piece bathroom, a storage room, and a laundry area within the mechanical room. Need extra storage? The crawl space beneath the main floor is finished with plywood flooring to give you plenty of additional space. Outside, the expansive backyard is built for enjoyment with a cozy firepit, a covered sandbox, and a single parking pad. But the star of the show is the massive 34x24 heated garageâ€"ideal for vehicles, projects, or a workshop. Viking is a vibrant community offering a K-12 school,







hospital, golf course, multiplex, and stunning night skies free from city light pollutionâ€"perfect for stargazing and catching the Northern Lights. Be sure to check out the 3D virtual tour to fully appreciate everything this fantastic property has to offer!

#### Built in 1981

#### **Essential Information**

MLS® # A2221528 Price \$240,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,023 Acres 0.16 Year Built 1981

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

# **Community Information**

Address 5319 55 Avenue

Subdivision Viking City Viking

County Beaver County

Province Alberta
Postal Code T0B 4N0

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Vinyl Windows, Laminate Counters, Storage, Sump

Pump(s), Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Stove(s), Window Coverings, Microwave Hood

Fan, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Fire Pit, Rain Gutters

Lot Description Street Lighting, Back Lane, Back Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 173
Zoning R1

## **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

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