

# \$115,000 - 5139 52 Avenue, Viking

MLS® #A2170435

**\$115,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.16 Acres

NONE, Viking, Alberta

This charming 3 bedroom, 2 bath home is situated on a beautiful corner lot in Viking. The kitchen features ample cabinets and an island, providing additional counter space. The large living room and the primary bedroom boast stunning hardwood flooring that adds warmth and elegance to the space.

This property seamlessly blends old house charm with modern upgrades. The inviting yard is a true oasis with a serene pond that offers a peaceful retreat. For those with a green thumb, numerous garden boxes are perfect for cultivating flowers, herbs, or vegetables. Golf enthusiasts will appreciate the putting green while enjoying leisure time outdoors.

Additional amenities include a garden shed and a single-car garage that offers secure parking and additional storage space.

Built in 1949

## Essential Information

MLS® #	A2170435
Price	\$115,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.16
Year Built	1949



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5139 52 Avenue
Subdivision	NONE
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Storage, Ceiling Fan(s), Vinyl Windows, Wood Windows
Appliances	Dishwasher, Freezer, Refrigerator, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Back Lane, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Landscaped
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2024
Days on Market	314
Zoning	T2

**Listing Details**

Listing Office                      Clear Choice Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.