

# \$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	39
Zoning	R1

**Listing Details**

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

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.