

# \$165,900 - 5108 56 Avenue, Viking

MLS® #A2204997

**\$165,900**

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 \$165,900

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        | Double Garage Detached, Insulated, 220 Volt Wiring, Concrete Driveway, Garage Faces Rear |
| # of Garages   | 2                                                                                        |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Laminate Counters                                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Freezer |
| 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 | 42               |
| Zoning         | R1               |

**Listing Details**

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

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