# \$259,900 - 5039 52 Avenue, Viking

MLS® #A2224294

## \$259,900

3 Bedroom, 3.00 Bathroom, 1,166 sqft Residential on 0.16 Acres

Viking, Viking, Alberta

This well-maintained property is an excellent opportunity for first-time buyers, families, or investors looking for a fantastic revenue property. Situated on a spacious corner lot, the home features a beautifully landscaped yard with mature trees, tons of green space, and a large powered shed with gas serviceâ€"perfect for storage or hobbies. Step inside to a well-designed floor plan with a warm and cozy atmosphere. The main level offers three comfortable bedrooms, a renovated full bathroom, and the convenience of main floor laundry. The kitchen is both inviting and functional, flowing into a bright living room with a gas fireplace for those cozy evenings. Downstairs, you'II find a complete, fully functional suiteâ€"ideal for rental income or extended family. It includes a second kitchen with soft-closing cabinetry and newer fridge and stove. There's also a den that could easily function as a fourth bedroom, offering even more flexibility for your living or rental needs. Updates include new shingles in 2017 and a newly replaced deck in 2018â€"perfect for enjoying the outdoors. Located just a few blocks from school and only steps from shopping and amenities, this home truly offers convenience, comfort, and value in one attractive package.







Built in 1990

#### **Essential Information**

MLS® # A2224294 Price \$259,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,166
Acres 0.16
Year Built 1990

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 5039 52 Avenue

Subdivision Viking City Viking

County Beaver County

Province Alberta
Postal Code T0B 4N0

### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Laminate Counters, See Remarks, Storage

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Lane, Back Yard, Lawn

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 25th, 2025

Days on Market 148
Zoning R1

## **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

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