

# \$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 light—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 bedrooms—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 garage—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 pollution”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, Washer/Dryer, Window Coverings, Microwave Hood Fan, Stove(s) |
| Heating      | Forced Air                                                                             |
| Cooling      | None                                                                                   |
| Has Basement | Yes                                                                                    |
| Basement     | Partial                                                                                |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Rain Gutters                                       |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 176            |
| Zoning         | R1             |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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