

# \$129,900 - 5231 56 Avenue, Viking

MLS® #A2217272

**\$129,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.15 Acres

Viking, Viking, Alberta

Are you looking to purchase your first home, downsize or add a revenue property to your inventory? This charming home in Viking might just be the right fit for all of those!! On a quiet street, this property boasts a lovely location with alley access. A modern feeling eat-in kitchen over-looks the backyard- perfect to watch the kids or birds while you cook! A well sized living room has just the right amount of natural light! Two bedrooms and a 4-piece bathroom on the main floor each offer ample space for full furniture sets, with room to walk around. Downstairs, the family room (with a cozy gas fireplace!!) could be revamped to add in another bedroom with ease. A 3-piece bathroom, laundry and a good sized storage room complete the basement. With beautiful landscaping (complete with a garden shed and greenhouse), newer decks that just need a fresh coat of paint, and plenty of parking space... this mature yard is the ideal summer retreat!

Built in 1948

## Essential Information

MLS® #	A2217272
Price	\$129,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832



Acres	0.15
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5231 56 Avenue
Subdivision	Viking
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
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Days on Market	1
Zoning	R1

## Listing Details

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