# \$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 163 Zoning R1

## **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

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.