

# \$248,000 - 5140 52 Avenue, Viking

MLS® #A2136707

**\$248,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Mobile on 0.00 Acres

Viking, Viking, Alberta

Are you and your family in love with gardening and enjoy summers around fresh fruit and greenery? Then you will love this property! Not only does it have ample room for your garden but it is tailored for such an activity; with new metal roofing attached to multiple rain water tanks so you can feed your garden the most fresh water possible. The inside of this home is spacious and comes with everything you and your family might need to be comfortable and happy year after year. It has a large walk up deck that has railings on it, you could enjoy morning coffee or BBQ in the summer on it. Inside this 3 bedroom 2 bathroom home the storage is abundant. Kitchen is spacious and comes complete with a Fridge, Stove and Dishwasher. The amount of natural light will blow you away as there are 3 large windows in the dining/kitchen. And in the living room there is another large window so any indoor plants you have can bask in the sunlight as well! Out of the 3 bedrooms the master is something to be excited about for sure with a full bathroom in-suite and plenty of space as well! Amongst the beautiful yard there is also a large storage shed that has electricity built in as well as a double heated garage with room to park 4 cars. There is also back ally access. So once you decide that you're done gardening for the day you can retreat to the garage to tinker on your toys, or have a drink and admire the hard work of the day! The quaint city of Viking, Alberta is an excellent place to raise a family. With plenty of space, and this properties



location is around the corner from Viking main street! So you can get all your necessities met close to home. Anything else you might find yourself wanting is a quick commute, about 45 minutes to Camrose AB. So why wait? Make this property your home!

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2136707                |
| Price          | \$248,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,076                   |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5140 52 Avenue |
| Subdivision | Viking         |
| City        | Viking         |
| County      | Beaver County  |
| Province    | Alberta        |
| Postal Code | T0B 4N0        |

### **Amenities**

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Phone Available                                      |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Covered, Driveway, Heated Garage, Insulated, Off Street, On Street, Other, Quad or More Detached, RV Access/Parking |
| # of Garages   | 4                                                                                                                   |

### **Interior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s) |
|-------------------|----------------------------------------------------|

|            |                                                        |
|------------|--------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Oven, Refrigerator, Washer |
| Heating    | Natural Gas, Standard                                  |
| Cooling    | Wall Unit(s)                                           |

**Exterior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Other, Rain Barrel/Cistern(s)                                      |
| Lot Description   | Back Yard, Cleared, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Landscaped |
| Roof              | Metal                                                                               |
| Construction      | Vinyl Siding                                                                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2024 |
| Days on Market | 383            |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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