

# \$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 pollutionâ€”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)
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Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	96
Zoning	R1

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
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