

**5228 53 Avenue
Viking, Alberta**

MLS # A2281776



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Shed

Welcome to this 3 bedroom, 1 bathroom home in the Town of Viking, a friendly community known for its small-town charm, strong local pride, and convenient amenities. This home offers a comfortable main-floor layout with a bright living space, mostly vinyl windows, and two spacious bedrooms, including a primary bedroom featuring double closets and a stylish modern feature wall with wall sconces. The basement adds even more value with a third bedroom, an additional living room area, and great potential for future development, with space available to add another bedroom and a second bathroom—perfect for growing families or anyone wanting more finished space. Notable updates include updated electrical (2018), fence (2018), and a new roof (2023). The furnace has also been recently cleaned and inspected for peace of mind. Outside, you’ll appreciate the fully fenced yard and detached single garage—ideal for parking, storage, and hobbies. Located in Viking, you’ll love being close to local schools, parks, and everyday services, with an easy drive to surrounding communities for additional shopping and amenities. A solid, move-in ready home with both recent upgrades and future potential!