

**5228 53 Avenue
Viking, Alberta**

MLS # A2281776

\$199,900



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|--------------------|---|-------------------------------|
| 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!