

# \$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 service—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’ll find a complete, fully functional suite—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 2018—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
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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	108
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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