

\$299,000 - 5235 56 Avenue, Viking

MLS® #A2244742

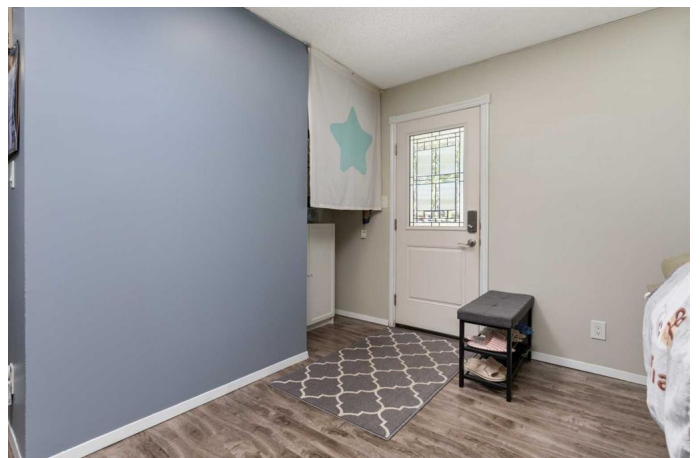
\$299,000

4 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.19 Acres

NONE, Viking, Alberta

Ideal location and so much space for a growing family, with air conditioning to beat the heat this summer! Located on a quiet street in Viking, don't let this 1199 sq ft bungalow fool you! With three bedrooms upstairs, and the option for an illegal basement suite, there's room for everyone! Upon entering the home, the spacious living room with laminate flooring leads nicely to the kitchen and eating area. Fresh white cabinets and neutral tones are sure to please in the kitchen... with newer stainless steel appliances, a garburator and beautiful wood countertops. A floor to ceiling bank of pantries add extra storage for those bigger, bulkier items. Down the hall are two bedrooms, a 4-piece bathroom plus the well-sized primary bedroom. Downstairs, the opportunities await with a kitchenette (Fridge, Stove, Sink) and HUGE family room. There are doors separating the basement level from the main level, with the back porch area being shared; and the basement uses in-floor heat while the main floor uses forced air heat. Another good-sized bedroom, 3-piece bathroom and office space complete the basement. Outside, you find yourself walking into a lovely yard that's fully fenced and offers garden spaces (including raspberry, saskatoon and blueberry bushes along with countless perennials and apple trees out front), raised garden beds, plus a large 26x32 heated double garage. There's ample parking, including enough room for an RV at the alley.



Built in 1972

Essential Information

MLS® #	A2244742
Price	\$299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5235 56 Avenue
Subdivision	NONE
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Storage, Wood Counters
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
-------------------	--------

Lot Description	Back Lane, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	16
Zoning	R1

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.