# \$234,000 - 4923 54 Avenue, Viking

MLS® #A2229825

### \$234,000

3 Bedroom, 2.00 Bathroom, 1,111 sqft Residential on 0.16 Acres

NONE, Viking, Alberta

Welcome to this beautifully maintained and thoughtfully updated 1,111 sq ft accessible home in the heart of Viking, AB! Situated on a spacious 7,000 sq ft lot, this property boasts charming curb appeal with a large front deck and multiple outdoor living areas, including side and back decksâ€"complete with a ramp for easy access. While the garden perennials will be moving with the current owner, the yard is a gardener's dream with numerous flower beds, raised beds, and two well-established vegetable gardens ready for your green thumb. Inside, the home is bright and airy with natural light streaming through new windows, while the air conditioning keeps the space cool and comfortable year-round. The freshly painted kitchen features brand-new laminate countertops and flows effortlessly into an accessible bathroom, two main-floor bedrooms, and an amazing mudroom/laundry space with patio doors leading to a freshly stained back deck and grilling areaâ€"perfect for summer evenings. Downstairs, a second kitchen awaits with one bedroom, a family room, flex room, kitchen, and storage space. With in-floor heating, a recently serviced forced air furnace, and private living quarters. Additional features include a single detached garage, a newer roof, and a full Telus Security System with CCTV for peace of mind. Located close to schools, playgrounds, and the golf course, this move-in-ready property is a rare findâ€"whether you're looking for your forever





home or a smart investment opportunity.

#### Built in 1967

### **Essential Information**

MLS® # A2229825 Price \$234,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,111
Acres 0.16
Year Built 1967

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 4923 54 Avenue

Subdivision NONE City Viking

County Beaver County

Province Alberta
Postal Code T0B 4N0

### **Amenities**

Parking Spaces 2

Parking Single Garage Detached

# of Garages 1

### Interior

Interior Features Ceiling Fan(s)

Appliances Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window

Coverings

Heating In Floor, Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Private Yard, Storag

Lot Description Back Yard, Front Yard, Lands

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

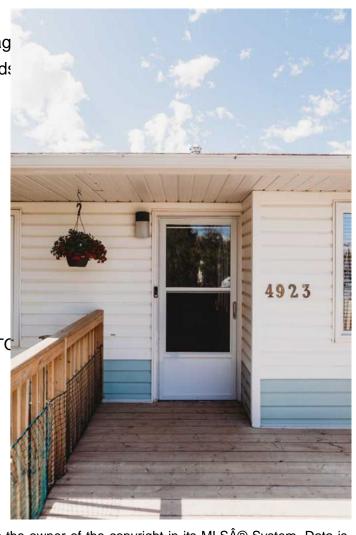
### **Additional Information**

Date Listed June 10th, 2025

Days on Market 62 Zoning R1

**Listing Details** 

Listing Office COLDWELLBANKER HOMETO



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