

# **\$310,000 - 5320 59 Avenue, Viking**

MLS® #A2233110

**\$310,000**

5 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.17 Acres

Viking, Viking, Alberta

Beautifully updated, and in tip-top shape... this 1979 bungalow in Viking, AB sits on a quiet street overlooking a farm field. You'll note the timeless curb appeal of white vinyl siding, triple pane windows, Celebright LED permanent eaves lights, maintenance free railing, plus an extra layer of styrofoam under the siding for efficiency! Upon entering the home, the rich hardwood and fresh neutral paint paired with white trims, kitchen cabinetry and backsplash, plus the stainless steel appliances and Hunter Douglas blinds, give a modern but warm feel to the living spaces. Three bedrooms are located on the main floor with one currently used as a laundry room (laundry can be moved back downstairs if needed as the hook-ups are still there). A 4-piece bathroom, and a back door half-bath complete the main floor. Downstairs you'll find a generous sized family room with a wet bar; 2 more bedrooms and a 3-piece bathroom. Outside, the fully fenced yard is ideal for those with pets, children, or simply looking for some rural feeling privacy! The deck is finished in trendy black accents, and has a privacy screen. The garage uniquely has one bay with access from the alley, and one bay with access from the front driveway. Over the last three years, this home has undergone an exterior update that included new siding, shingles, updated decking and railing; and triple pane windows installed in 2013. This clean and tidy home is move-in ready!



Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233110    |
| Price          | \$310,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,235       |
| Acres          | 0.17        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5320 59 Avenue |
| Subdivision | Viking         |
| City        | Viking         |
| County      | Beaver County  |
| Province    | Alberta        |
| Postal Code | T0B 4N0        |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Double Garage Detached, Garage Faces Front, Garage Faces Rear |
| # of Garages   | 2                                                             |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Central Vacuum |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

**Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Lane, Rectangular Lot, Landscaped, Private |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 90              |
| Zoning         | R1              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.