



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5316 55 Avenue
Viking, Alberta

MLS # A2289903



\$199,000

Division:	Viking		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Tankless Hot Water		

Inclusions: Inclusions: Fridge, Stove, Washer, Dryer, Piano, Central Vac with Attachments, Tarp Shed Frame

This home boasts bright, natural light and fresh clean features right from the moment you open the front door. With an open concept design, guests walk into the generous living room, dining room and kitchen - with vinyl plank throughout! White cabinets and subway tile backsplash, along with a fresh countertop give that farmhouse feel to the cooking space! Down the hall, you will find two bedrooms plus a good sized 3-piece bathroom outfitted with a walk-in tub for easy entry. The basement offers space to update and make your own or embrace a touch of retro! A huge family room lends itself to game nights or movie marathons; plus two good sized bedrooms (one has a bonus area that could easily be fitted out to a walk-in closet). A 3-piece bathroom and designated laundry room complete the basement. The attached single garage is a great space to keep snow off the vehicle or spread out your hobby supplies. Outside, the expansive yard with lawn and a few mature trees is an open canvas to make your own!! Updates to the home included: Appliances (2022), Vinyl Plank Flooring (2022), Kitchen Refresh (2022).