



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5228 59 Avenue
Viking, Alberta

MLS # A2304901



\$289,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,292 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microhood Fan, Washer, Dryer, Extra Fridge in Basement, Glass Door Cabinets in Laundry Room, Window Coverings, Shed

Welcome to this charming and well-maintained home ideally located in Viking, AB! Built in 1978, this 1292 sq ft bungalow offers 3 bedrooms on the main floor and an additional bedroom in the basement—perfect for families or guests. Plus 2.5 bathrooms!! The home boasts a sunken living room for a cozy, inviting feel, along with a wood fireplace that's perfect on those chilly winter days. The bright kitchen features fresh white cabinetry, stainless steel appliances and ample natural light, plus an eating area ideal for gatherings. You'll find plenty of storage throughout the home, making organization a breeze. Enjoy the privacy of a fully fenced yard that backs onto a peaceful open field, with convenient alley access and a front drive parking pad for ample parking. Evening sunsets will never look so good then from your own back deck! Whether you're looking to settle down or invest in a solid property, this home offers comfort, space, and great potential in a quiet, friendly community. Recent updates include: Shingles (2019), Furnace (2022), Hot Water Tank (2025). The community of Viking offers a K-12 School, Medical Clinic, Hospital, Recreation Centre with a gym, library and ice rink, plus all the amenities of small town living!