



GRASSROOTS
REALTY GROUP

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4911 54 Avenue
Viking, Alberta

MLS # A2316406



\$175,000

Division:	Viking		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	912 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Off Street, Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage		

Inclusions: Stove, Fridge, Lawnmower

Affordable living with room to grow! This well-maintained manufactured home offers 3 generously sized bedrooms, 1 beautifully updated bathroom, and a bright open-concept layout that seamlessly connects the living room and kitchen. The freshly spruced-up kitchen provides a welcoming space for cooking, entertaining, and everyday living. Recent upgrades include a new furnace (2025) and the convenience of hot water on demand (2025), offering added comfort and efficiency for years to come. Situated on a spacious double lot, this property boasts an abundance of outdoor space for kids, pets, gardening, or future projects. The 23' x 15' detached garage & 8' carport provides excellent parking and storage, while the expansive yard offers endless possibilities for outdoor enjoyment. Located in the friendly Town of Viking, you'll appreciate having schools, parks, grocery stores, restaurants, banking services, and other essential amenities just minutes away. Whether you're a first-time buyer, looking to downsize, or investor, this property delivers affordability, functionality, and small-town convenience all in one attractive package.