

# **\$326,000 - 5320 59 Avenue, Viking**

MLS® #A2233110

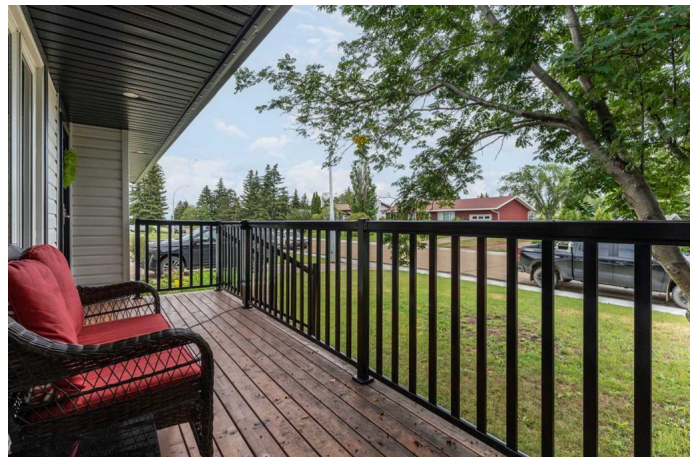
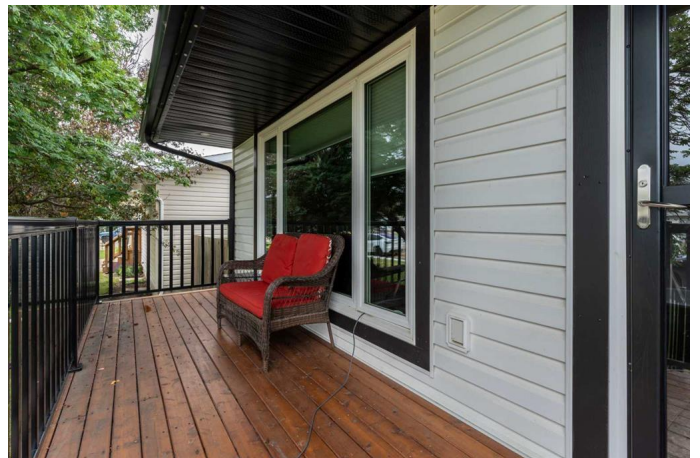
**\$326,000**

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	\$326,000
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, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	69
Zoning	R1

### **Listing Details**

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