



5039 52 Avenue , Viking, Alberta - \$259,900



Main Photo

Property Description

This well-maintained property is an excellent opportunity for first-time buyers, families, or investors looking for a fantastic revenue property. Situated on a spacious corner lot, the home features a beautifully landscaped yard with mature trees, tons of green space, and a large powered shed with gas service—perfect for storage or hobbies. Step inside to a well-designed floor plan with a warm and cozy atmosphere. The main level offers three comfortable bedrooms, a renovated full bathroom, and the convenience of main floor laundry. The kitchen is both inviting and functional, flowing into a bright living room with a gas fireplace for those cozy evenings. Downstairs, you'll find a complete, fully functional suite—ideal for rental income or extended family. It includes a second kitchen with soft-closing cabinetry



and newer fridge and stove. There's also a den that could easily function as a fourth bedroom, offering even more flexibility for your living or rental needs. Updates include new shingles in 2017 and a newly replaced deck in 2018—perfect for enjoying the outdoors. Located just a few blocks from school and only steps from shopping and amenities, this home truly offers convenience, comfort, and value in one attractive package.

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