



5235 56 Avenue , Viking, Alberta - \$299,000



Main Photo

Property Description

Ideal location and so much space for a growing family, with air conditioning to beat the heat this summer! Located on a quiet street in Viking, don't let this 1199 sq ft bungalow fool you! With three bedrooms upstairs, and the option for an illegal basement suite, there's room for everyone! Upon entering the home, the spacious living room with laminate flooring leads nicely to the kitchen and eating area. Fresh white cabinets and neutral tones are sure to please in the kitchen... with newer stainless steel appliances, a garburator and beautiful wood countertops. A floor to ceiling bank of pantries add extra storage for those bigger, bulkier items. Down the hall are two bedrooms, a 4-piece bathroom plus the well-sized primary bedroom. Downstairs, the opportunities await with a kitchenette (Fridge, Stove, Sink) and HUGE family room. There are doors separating the basement level from the main level, with the back porch area being shared; and the basement uses in-floor heat while the main floor uses forced air heat. Another good-sized bedroom, 3-piece bathroom and office space complete the basement. Outside, you find yourself walking



into a lovely yard that's fully fenced and offers garden spaces (including raspberry, saskatoon and blueberry bushes along with countless perennials and apple trees out front), raised garden beds, plus a large 26x32 heated double garage. There's ample parking, including enough room for an RV at the alley.

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