

## \$235,000 - 5240 55 Avenue, Viking

MLS® #E4448751

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,499 sqft

Single Family on 0.00 Acres

Viking, Viking, AB

Welcome home to this charming, spacious, 3 bedroom, 1 and 1/2 bathroom Character home on huge, 75'x140' privacy fenced lot. With 1 bedroom on the main floor and 2 more plus a large office upstairs, large livingroom with original hardwood floors, kitchen, dining room and 1&1/2 baths, there is plenty of room for you and your growing family. Numerous upgrades were done to this home in the last two years while maintaining its character. All of the major upgrades were done including all windows, front & back doors, new 1/2 bath with main floor laundry, new furnace and ducting with central air, all cast iron plumbing removed and replaced, electrical upgraded and added to garage. You can enjoy the privacy of the huge back yard from your no maintenance deck and the oversized single garage is half insulated garage and 1/2 storage/workshop. Within blocks of the school, this would be a great place to raise your family.

Built in 1945

### Essential Information

MLS® #	E4448751
Price	\$235,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,499
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	5240 55 Avenue
Area	Viking
Subdivision	Viking
City	Viking
County	ALBERTA
Province	AB
Postal Code	T0B 4N0

### Amenities

Amenities	Air Conditioner, Deck
Parking	Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 17th, 2025

Days on Market 9

Zoning Zone 80

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