

5124 52 Avenue S  
Viking, Alberta

MLS # A2271035



## \$119,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Enclosed, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Garden, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Other

**Features:** High Ceilings, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** N/A

Looking For a Wonderful Updated Starter Home in A Great Community? Viking, AB could be what you have been searching for. This home has 3 beds and 1.5 baths with space for a family to enjoy their activities outside. In the kitchen we have a Brand New Stove and Stand Up Freezer. Plant your future garden in the fenced spacious backyard and build your kids a playground. Park your vehicle or Trailer in the back alley access RV parking area. Minutes from the Hockey Arena, library, my favourite restaurants. Bank, Attorney, hospital, curling, grocery and many more amenities is the reason to call Viking your home! People are friendly, kids love it here. Welcome Home!