

\$259,900 - 5039 52 Avenue, Viking

MLS® #A2224294

\$259,900

3 Bedroom, 3.00 Bathroom, 1,166 sqft

Residential on 0.16 Acres

Viking, Viking, Alberta

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.

Built in 1990

Essential Information



MLS® #	A2224294
Price	\$259,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5039 52 Avenue
Subdivision	Viking
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Rain Gutters
-------------------	--------------

Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2025
Days on Market	165
Zoning	R1

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.