



GRASSROOTS
REALTY GROUP

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5132 54 Avenue
Viking, Alberta

MLS # A2261978



\$559,900

Division:	Viking		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,366 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Cement Fiber Board, Stone, Wood Frame
Foundation:	ICF Block
Features:	Bar, Kitchen Island, Laminate Counters, No Animal Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Inclusions: Fridge, Stove, Microhood, Dishwasher, Basement Deep Freeze, Washer, Dryer, Window Coverings, Basement Storage Room Shelves, Primary King Bed with Side Tables (negotiable), Shop Air Compressor, Shop Shelving, Garage and Shop overhead Door Openers and Control(s)

Quality built bungalow with parking and space to tinker for any hobbyist or car enthusiast! This 1366 sq ft home built in 2020 offers 4 bedrooms, 3 bathrooms plus a stunning custom kitchen with stainless steel appliances, luxury vinyl plank flooring and a generous sized living room. An entertainment area downstairs features a wet bar with open shelving, cabinet space plus a large family room for everyone to spread out. This home saw extensive planning and nothing was overlooked- from the spray foam insulation and ICF Block foundation, to triple pane windows, to a built-in ironing board, and built-in jewelry organizer, plus a built-in safe! The ensuite, basement and garage all feature in-floor heat; and stay cool on those hot summer days with central air-conditioning. Ample storage within the home, in the attached double garage, in the 8x12 shed PLUS a 26x34' detached heated shop in the back with alley access. The shop has 14' walls, with a mezzanine and 2 piece bathroom. Two overhead 12x12' doors offer flexible parking for 2 or 3 vehicles and is fully tinned inside with a floor drain, 220 power and an RV plug. Outside, you can enjoy your lawn out front with a nice Trex decking porch; and you can enjoy your maintenance free yard out back with a Trex deck sturdy enough for a hot tub.