



GRASSROOTS
REALTY GROUP

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4919 53 Avenue
Viking, Alberta

MLS # A2268500



\$235,000

Division:	Viking		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,103 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 92
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Window Coverings, Plastic Storage Shed

This zero step duplex in Viking is ideally located in the Viking Villas complex where the snow and grass are taken care for you- the perfect place to live if easy living is for you! With 1103 sq ft of main floor space, there is ample room to spread out. An open concept living room and kitchen space lends itself well to entertaining and having friends and family over. Oak cabinetry with a pantry cabinet, a phone desk and u-shaped kitchen design give just the right amount of storage. A generous sized master bedroom with walk-in closet and 3-piece bathroom for your own private oasis. And a second bedroom is great for guests or hobbies! The 4-piece bathroom and laundry complete the main floor. Downstairs, walls and drywall are done and only needs flooring and the ceiling finished! The perfect place for even more storage or lots more living space, with a bathroom already roughed in. An attached single garage to keep the snow off! Your deck off the dining area is enclosed and a fantastic hang out place for nearly any season!! This unit is clean, well maintained and move-in ready. Updates include: Furnace (2023), Air Conditioning (2024), Furnace Humidifier (2025), Stair Lift.