

# \$234,000 - 4923 54 Avenue, Viking

MLS® #A2229825

**\$234,000**

3 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.16 Acres

NONE, Viking, Alberta

Welcome to this beautifully maintained and thoughtfully updated 1,111 sq ft accessible home in the heart of Viking, AB! Situated on a spacious 7,000 sq ft lot, this property boasts charming curb appeal with a large front deck and multiple outdoor living areas, including side and back decks—complete with a ramp for easy access. While the garden perennials will be moving with the current owner, the yard is a gardener's dream with numerous flower beds, raised beds, and two well-established vegetable gardens ready for your green thumb. Inside, the home is bright and airy with natural light streaming through new windows, while the air conditioning keeps the space cool and comfortable year-round. The freshly painted kitchen features brand-new laminate countertops and flows effortlessly into an accessible bathroom, two main-floor bedrooms, and an amazing mudroom/laundry space with patio doors leading to a freshly stained back deck and grilling area—perfect for summer evenings. Downstairs, a second kitchen awaits with one bedroom, a family room, flex room, kitchen, and storage space. With in-floor heating, a recently serviced forced air furnace, and private living quarters. Additional features include a single detached garage, a newer roof, and a full Telus Security System with CCTV for peace of mind. Located close to schools, playgrounds, and the golf course, this move-in-ready property is a rare find—whether you're looking for your forever



home or a smart investment opportunity.

Built in 1967

**Essential Information**

MLS® #	A2229825
Price	\$234,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	0.16
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4923 54 Avenue
Subdivision	NONE
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	27
Zoning	R1

**Listing Details**

Listing Office	COLDWELLBANKER HOMETCO
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