

## **\$310,000 - 5125,5127,5129 56 Avenue, Viking**

MLS® #E4415107

### **\$310,000**

3 Bedroom, 1.50 Bathroom, 2,952 sqft

Single Family on 0.00 Acres

Viking, Viking, AB

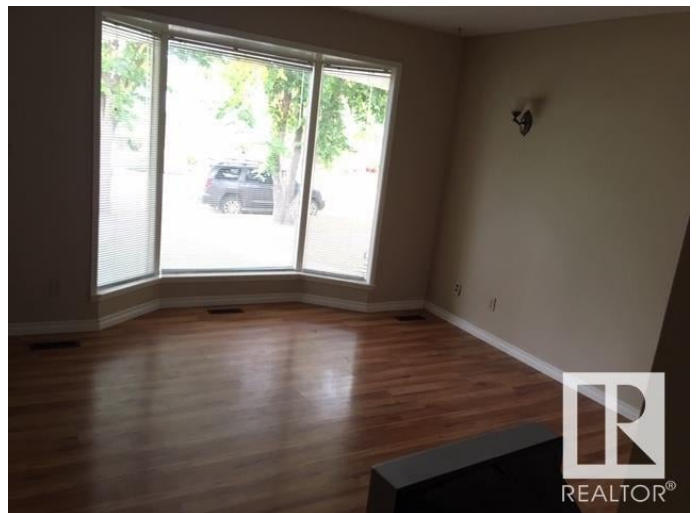
Excellent location a block from the K to 12 school and close to hospital & clinic. This well maintained tri-plex has 3 units, each with 3 bedrooms, 1.5 bathrooms, eat-in kitchen and spacious livingroom. The full basement is unfinished with plenty of room for storage. Parking is off street with a large back yard common area. This would make a good Investment Property and all 3 units currently rented.

Built in 1988

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4415107      |
| Price          | \$310,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 2,952         |
| Acres          | 0.00          |
| Year Built     | 1988          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**



|             |                          |
|-------------|--------------------------|
| Address     | 5125,5127,5129 56 Avenue |
| Area        | Viking                   |
| Subdivision | Viking                   |
| City        | Viking                   |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T0B 4N0                  |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls                |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished                            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Back Lane, Level Land, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### **School Information**

|            |         |
|------------|---------|
| Elementary | 1 block |
| Middle     | 1 block |
| High       | 1 block |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 164                |
| Zoning         | Zone 80            |

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Listing information last updated on May 15th, 2025 at 8:47pm MDT