

# **\$539,000 - 5323 45 Street, Viking**

MLS® #A2173141

**\$539,000**

5 Bedroom, 4.00 Bathroom, 2,708 sqft

Residential on 0.24 Acres

Viking, Viking, Alberta

Welcome home to this fantastic updated property in Viking: boasting size, privacy, and the best location in town... backing onto the golf course! This home has an impressive 5 bedrooms, 3 and a half bathrooms and an attached triple car garage... all with country-like views of mature trees and greenery! Upon entering the home, youâ€™re greeted with a spacious foyer and grand curved staircase, expanding into the open concept living room and formal dining area. Entertaining has never been easier with all the space!! Tucked out of sight from the formal room is the huge country kitchen and den which overlook your HUGE composite deck and the 9th hole of the Viking Golf Course. The kitchen is outfitted in top-of the line stainless steel appliances, bright white countertops and a big island that's perfect for all that dinner prep! Beautiful hardwood flooring and white oak cabinetry add to the rich feel throughout the main living floor. The main floor is also home to a handy office, half bathroom and main floor laundry right off the garage! Upstairs, you'll find the spacious master bedroom retreat, with a walk-in closet and 4 piece ensuite! Three more generous sized bedrooms and a 4-piece bathroom complete the second floor. Downstairs, another huge family room offers hang-out space... with room for a games table plus is equipped with a projector system! There is another big bedroom and a 4-piece bathroom in the basement. The attached triple garage is



every man's dream.... plenty of room for tools, toys, and that golf cart you'll need!! Highlights of this home include: central air-conditioning; triple pane windows; beautiful composite deck with pergola, hot tub and outdoor gas fireplace; triple car garage; shingles (2009); newer boiler. This home has so much to offer!

Built in 1990

### **Essential Information**

MLS® #	A2173141
Price	\$539,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,708
Acres	0.24
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5323 45 Street
Subdivision	Viking
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Chandelier, Kitchen Island, No Smoking Home, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Microwave, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Gas, Outside
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, On Golf Course, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 21st, 2025
Days on Market	67
Zoning	R1

## Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
----------------	------------------------------------

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.