

# \$600,000 - 5135 45 Street, Viking

MLS® #A2189402

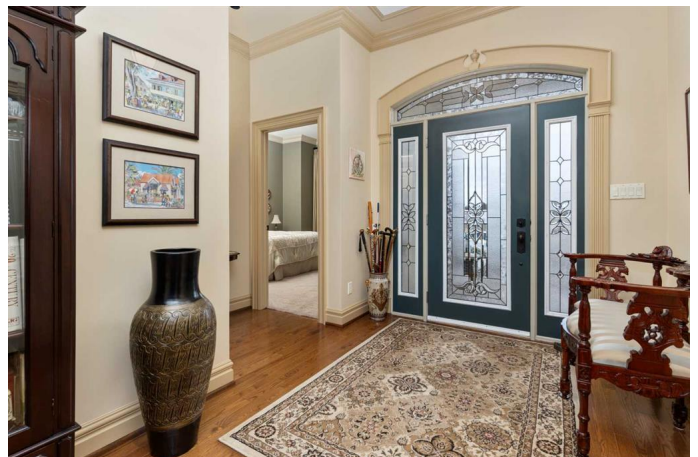
**\$600,000**

2 Bedroom, 2.00 Bathroom, 2,022 sqft

Residential on 0.24 Acres

Viking, Viking, Alberta

This stunning 2011 built bungalow boasts high-end finishes and a custom kitchen in an ideal location backing onto the scenic golf course in Viking. With 2022 square feet of living space, this home offers a unique and functional layout perfect for comfortable living and entertaining. From the moment you step inside, you'll be greeted by premium finishes and attention to detail throughout the home, which was designed for both comfort and practicality. The heart of the home features a chef's dream kitchen with custom cabinetry, ample storage, top-of-the-line appliances, and plenty of counter space for meal preparation. Unique built-in™s offer lighted display areas as well as hidden cupboards for those less showy items! And the living room offers more built-in cabinetry, creating a sleek and sophisticated entertainment area with a hidden TV, perfect for movie nights and gatherings. Enjoy the comforts of a spacious master bedroom with luxurious ensuite bathroom complete with a steam shower and soaker tub! plus all the walls are sound proofed for those shift workers!! A secondary bedroom offers flexibility as a guest room or a home office, ideal for remote work or hobbies. The basement is ready and waiting for your personal touch, providing endless possibilities for customization and expansion. Stepping outside you'll note the extra wide sidewalks, exposed aggregate patio and well maintained landscaping which is additionally complemented by the golf course views.



Added features in this home include: wood burning fireplace in the living room, custom glass kitchen backsplash and pantry door insert, built-in cabinetry features throughout, solid core interior doors, Control 4 features, main floor laundry, security exterior lighting, an outdoor RV plug, and a workshop space in the triple car garage. The community of Viking offers a Medical Clinic and Hospital, K-12 School, Municipal Complex including a library, hockey rink and fitness centre as well as many other amenities to enjoy living in a small town!

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189402    |
| Price          | \$600,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,022       |
| Acres          | 0.24        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5135 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 Built-in Features, Stone Counters, Central Vacuum, Soaking Tub  
Appliances See Remarks  
Heating Boiler, Forced Air, In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features RV Hookup  
Lot Description Few Trees, Rectangular Lot, On Golf Course, Lawn, Landscaped, Level  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Wood Frame  
Foundation ICF Block

### Additional Information

Date Listed January 30th, 2025  
Days on Market 277  
Zoning R1

### Listing Details

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

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