

## **\$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	138
Zoning	Zone 80

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