

# A Property For Your Consideration . . .

Presented by: JC ZOWTUK



HOME-TIME REALTY

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Phone: 780-688-2143

Web: <http://www.home-time.net>

Viking

5240 59 AV

\$ 227,000

MLS#: E3233211 Status: Active

Residential Detached Single Family

Style: Bungalow

Bedrms: Above: 3/ Ttl: 4

Baths F/H: 2

Rooms Above: 5

Floor Area: 1304.0 SqFt/121.14 SqM

Year Built: 1980

Taxes/Yr: \$2,590/ 2010

Possession: 30 Days-immed



Frntg X Depth: 18.29 X 38.10 m

# Fireplace: 1

# Parking:

Garage Dim: 7.32x7.92

Basement: Full

Basement Dev: Fully Finished, Remodelled Basement

Lot Dimen:

Fireplace: Brick Facing, Mantle

Parking: Double Garage Detached, Front Drive Access, Heat

Condo Fee:



As you enter this home and the new hardwood floors greet you, it's hard to remember that this is not a brand new home. The large front kitchen is ideal for two or a growing family of more, as you pass the main floor laundry, the excitement builds, and when you learn that there is three bedrooms, central vac, wall oven, counter tops stove, and a half bath by the back door, you know this is the home for you...But wait...what will dad like...how about a detached heated garage...Oh yes...and did we fail to mention there is a full basement completely remodeled. Boasting wood burning fireplace, wet bar, 3 piece bath, bedroom and hobby room. Basement had flood in 2009, none known before that time (according to prior owner) and none since.

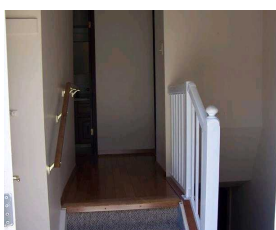


Directions: East from Sherwood Park on Hwy 14 to Viking Alberta

Goods Incl: Air Conditioner-Window, Alarm/Security System, Dishwasher-Built-In, Hood Fan, Garage Control, Oven-Built-In, Refrigerator, Stove-Countertop, Vacuum Systems

Features: Air Conditioning-Central, Bar, Greenhouse, No Animal Home, No Smoking Home, Drapery Rods, Wood Windows

Amenities:



Virtual Tour: <http://www.home-timerealty.com>

Brochure: