

\$475,900 - 51 Park Street, Vivian

MLS® #202511050

\$475,900

4 Bedroom, 4.00 Bathroom, 1,550 sqft

Residential on 1.01 Acres

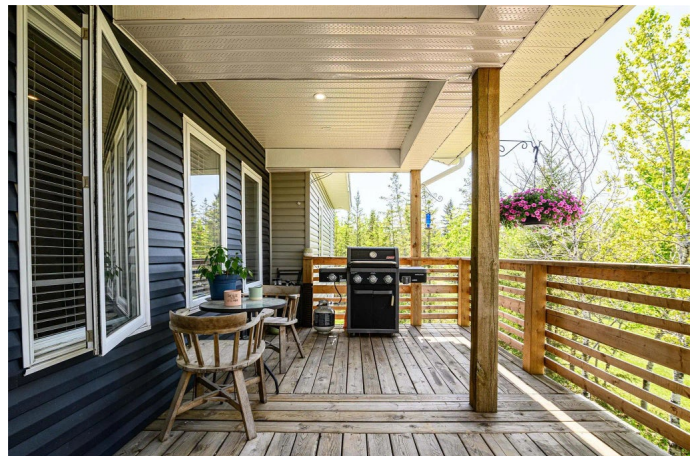
Vivian, Vivian,

"Quick Possession Available" Welcome to 51 Park St in Vivian—just 25 mins from the Perimeter! This 1550 sq ft Built in 2021, This Lovely bungalow is situated on an easy to maintain lot and offers 9 ft ceilings on both the main and lower level. This Newly constructed home offers energy efficiency along with maintenance free features. The Metal Rood offers years of protection with no worries of shingles deteriorating in our harsh weather conditions. There is Park/Play Ground attached at the south side of the lot for your use. The open-concept main floor features a large island kitchen with SS appliances, pantry with extra cabinetry, 2nd fridge & freezer. Dining room opens to a 2-tier deck (17x20 upper, 12x12 lower). Living room has laminate floors. The primary bedroom includes a 3-pc ensuite & WIC. Another bedroom also has a 3-pc ensuite & WIC, and the third accesses the 4-pc bath. Main floor laundry. Lower level includes a 4th bedroom, 3-pc bath, large mechanical room, 60-gal Marathon HWT, HRV, and ICF basement walls. Enjoy a large front covered deck (10x20) and a 26x28 mechanics garage with 16 ft ceilings. Metal Roof, Playground next door—don't miss this one!

Built in 2021

Essential Information

MLS® # 202511050



Price	\$475,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,550
Acres	1.01
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Bi-Level
Status	Active

Community Information

Address	51 Park Street
Area	R04 - R04
Subdivision	Vivian
City	Vivian
Postal Code	R0E 1J0

Amenities

Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat recovery ventilator, Laundry - Main Floor, Sump Pump
Parking Spaces	6
Parking	Double Attached, Front Drive Access, Oversized
Garages	26ft x 28ft

Interior

Interior	Laminate
Appliances	Dishwasher, Dryer, Freezer, Fridges - Two, Microwave, Refrigerator, Stove, Washer
Heating	Forced Air

Exterior

Exterior	Vinyl
Lot Description	Country Residence, Landscaped deck, Landscaped patio, Park/reserve, Playground Nearby
Roof	Metal
Construction	Wood Frame
Foundation	Concrete

Additional Information

Date Listed May 15th, 2025
Days on Market 25

Listing Details

Listing Office MaxWell Edge Realty

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Listing information last updated on June 9th, 2025 at 2:45pm MDT