



GRASSROOTS
REALTY GROUP

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**5223 53 Street
Eckville, Alberta**

MLS # A2247061



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vacuum/Attachments, Water Softener

Welcome to this delightful bungalow located in the peaceful town of Eckville, offering a blend of comfort, functionality, and small-town charm. The west-facing front door and deck create a warm first impression, while a large bay window fills the living space with natural light and a wood burning fireplace makes the room cozy in the winter months. On the east side, an 8' x 14' pressure-treated deck overlooks the backyard—perfect for morning coffee or evening gatherings. The property boasts a paved driveway and carport in front, along with rear alley access to a double garage featuring an 8' overhead door with opener for easy vehicle storage. Inside, the main floor features two bedrooms including a 2 piece ensuite, a four-piece bathroom, main floor laundry, and a bright kitchen. Updates include shingles less than 10 years old, windows replaced approximately 10 years ago, an upgraded electrical panel, and a new hot water tank installed in 2021. The lower level offers even more space with a large family room, a third bedroom, half bathroom, and generous storage. A spiral staircase connects the levels, and there's also a separate outside entrance from the carport—ideal for privacy. Additional highlights include hot water heating, a water softener, built-in vacuum, and a beautifully treed yard providing shade and privacy. This home is perfectly set up for comfortable living in a friendly, welcoming community.