



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5215 55 Avenue
Eckville, Alberta**

MLS # A2255373



\$499,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Firepit, Alarm System (no contract)

Welcome to this well-maintained, supersized 2,300 sq ft home, perfectly situated on a spacious corner lot. Designed with comfort and functionality in mind, this property offers a thoughtful layout and plenty of room for the whole family. The main floor features durable hardwood flooring that flows through the living and dining areas, creating a warm and inviting atmosphere. The open kitchen includes updated white cabinetry, stainless steel appliances, a corner pantry and a new backsplash - providing a clean and practical space for everyday cooking. A three-sided gas fireplace adds a cozy touch to the living area, which connects easily to the dining space - ideal for family meals or casual get-togethers. The convenience of main floor laundry and bathroom adds to the home's everyday practicality. Upstairs, the primary bedroom includes a walk-in closet and a four-piece ensuite with soaker tub for added comfort. Two additional bedrooms share a Jack and Jill bathroom, making it easy for teens/ children to have their own space. A fourth bedroom is separate and above the garage comes with a walk-in closet and private three-piece bath, perfect for visitors or a home office. The finished basement provides extra living space with a large rec room, a fourth bathroom and another bedroom - ideal for guests or hobbies. In-floor heating in the basement and garage adds an extra layer of comfort during the colder months. Enjoy the fully fenced south-facing backyard, featuring a covered deck with a pergola and a cozy firepit area - great for relaxing evenings or weekend gatherings. A double attached garage with in-floor heat and gated RV parking add convenience and value. Located just 15 minutes from Sylvan Lake, this home blends quiet suburban living with easy access to outdoor recreation and city amenities.

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