



GRASSROOTS
REALTY GROUP

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5232 55 Avenue
Eckville, Alberta

MLS # A2262494



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,320 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Located in the charming small town of Eckville, this bungalow is situated on a quiet street with a large fenced backyard—ideal for family living and outdoor enjoyment. The home features a double attached garage (no door to inside home) and a living area complete with a gas fireplace. The kitchen offers painted cabinets and dining room, perfect for relaxing or entertaining. With a total of four bedrooms and three bathrooms—two on the main level and one downstairs—there's plenty of space for everyone. The fully developed basement includes a large family room with a wet bar, a laundry area, and an additional room that can serve as a den, office, or sewing space (does not have a window access under deck). With loads of storage throughout, this bungalow is ready to welcome its next owners offers great potential for those willing to give it a little care and work.