



GRASSROOTS
REALTY GROUP

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**5223 56 Avenue
Eckville, Alberta**

MLS # A2262608



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: workbench on the west/south side of garage, garage shelving, blinds

Welcome to this beautifully maintained bungalow, thoughtfully updated over the years to offer comfort, functionality, and style. Step into a generous living room featuring a cozy wood-burning fireplace—perfect for relaxing evenings. The floor plan flow leads seamlessly into the kitchen and dining area, where garden doors open to a ground-level patio, ideal for outdoor entertaining. Down the hall, you'll find three well-sized bedrooms, including a primary suite with a convenient pocket door to the main bath. The hallway is extra wide, designed with accessibility in mind. The fully finished basement expands your living space with a large family room, an additional spacious bedroom, a full bathroom, and a combined furnace/laundry room. Outside, enjoy a fenced backyard surrounded by mature trees that provide privacy and a peaceful atmosphere. The attached double garage is fully finished with workbenches and shelving, offering ample storage and workspace. A wide driveway accommodates extra parking with ease. Recent upgrades include new siding, shingles, most upstairs windows, select flooring, a modernized upstairs bathroom, updated fixtures, a newer hot water tank, and furnace—ensuring peace of mind and long-term value. This may be your chance to own this versatile and welcoming home.