



GRASSROOTS
REALTY GROUP

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**5223 55 Avenue
Eckville, Alberta**

MLS # A2265056



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Level		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Wood
Features:	Closet Organizers, Open Floorplan, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

This beautifully updated BUNGALOW home is the perfect blend of modern comfort and long-term peace of mind. Over the past year, the owners have invested in significant improvements, making it truly move-in ready. A BRAND - NEW furnace and hot water tank were installed, ensuring efficient heating and comfort year-round. This spring, three new windows were added to bring in more natural light, while fresh paint throughout the home gives it a clean, contemporary feel. The majority of the main floor, along with two bedrooms in the basement, feature new, stylish flooring. The kitchen is equipped with updated appliances, making it both functional and inviting for everyday living or entertaining. All three bathrooms have been upgraded with new vanities and toilets, and both the ensuite and basement bathrooms have undergone full renovations to reflect modern tastes and needs. The home also boasts a durable metal roof, new eavestrough on the front of the house, new hose bibs for outdoor convenience, and updated electrical receptacles and switches. Every detail has been considered—leaving nothing for you to do but move in and enjoy. Great Family Home with room for the whole family, nice private yard with two sheds for extra storage and ton's of room to build a garage!