



**5212 50 Avenue Crescent
Eckville, Alberta**

MLS # A2297834



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, range hood, dishwasher, washer, dryer, central A/C unit

If you have been dreaming of a quieter pace without sacrificing convenience, this well built and substantially renovated home in the community of Eckville might be the perfect fit! This home offers simplicity, affordability and peace of mind with modern finishes and upgrades throughout - paired with a solid and well maintained structure. The open main living area offers a large front living room overlooking the quiet close and green space/park. There are so many fun ways to furnish and set this space up as a living room, dining room or a combination. A functional and modern kitchen with stainless appliances and well thought out storage. The main floor offers two nice sized bedrooms and a well set up, renovated full bathroom with a storage closet. The rear entry offers access to the large back deck which makes an amazing extension of your living space and will certainly be enjoyed throughout the summer months! The basement has high ceilings and a large second living area, two additional bedrooms and a utility/laundry/storage room. Extensive upgrades over the years include vinyl windows, electrical panel, attic insulation, interior and exterior paint, soffit/fascia, flooring, kitchen and bathroom renovations, doors, sewer line and the added bonus of central air conditioning. Plenty of parking options from the front driveway, back alley access and the detached 14x22's garage. The back yard is a rare find in town being private and a great size. There is a large deck plus a fire pit patio area and even room for a garden and play areas! The desirable community of Eckville offers a peaceful quality of life with local amenities while being centrally located to the larger centres of Sylvan Lake, Red Deer and Rocky Mountain House. A short drive to the golf course, grocery store, school and more. This home is solid, updated and offers a great location making it a comfortable

place to call home.