



**5007 53 Street  
Eckville, Alberta**

**MLS # A2298113**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot, See Remarks, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

This beautiful Eckville bungalow delivers! Move in ready with a metal roof, newer windows, updated flooring, refreshed kitchen - with plenty of newer cabinets, and a lovely gas stove. Water softener in place, and the hot water tank is approximately 10 years old. The main floor offers three bedrooms and a full bathroom, with a functional living room / dining room layout. The fully finished basement adds a large rec room, a spacious den, a second full bathroom, and a dedicated mechanical room with laundry area. Outside, the large mature lot is fully fenced with a large rear deck and east facing exposure for great morning light. Green thumb? The little greenhouse in the backyard is a bonus! Then there's the detached garage. A long asphalt driveway leads to a tandem heated garage - it's insulated, boarded, and equipped with both a unit heater and a wood stove, plus skylights and extra storage for when you're tinkering on your projects. This is a workspace, a workshop... a year round hang out with lots of parking for your friends and family, or your toys. The heavy lifting has been done. This one is ready for its next owner.