



**5236 55 Avenue
Eckville, Alberta**

MLS # A2299901



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Garden, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R 1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Shed

Welcome to this charming one-owner home in the welcoming community of Eckville! Offering 1,100 sq. ft. of well-maintained living space, this property is perfect for those seeking comfort, functionality, and small-town charm. The thoughtfully designed layout features two spacious bedrooms and two full bathrooms, along with the convenience of main floor laundry for easy everyday living. Pride of ownership is evident throughout, making this a move-in ready option for a variety of buyers. A unique breezeway connects the home to the detached garage, providing sheltered access and added versatility — ideal for Alberta living in every season. Step outside and you'll discover a true gardener's delight — the backyard has been fully transformed into a thriving garden space, perfect for those who love to grow and enjoy their own harvest. Inside, a dedicated cold room offers the ideal spot for storing homegrown produce and preserves year-round. Located in the heart of Eckville, you'll enjoy a friendly community atmosphere with local amenities, schools, and a relaxed pace of life, all within an easy drive to larger centers. A rare opportunity to own a lovingly cared-for home with incredible lifestyle features in a great small-town.