



5223 53 Street  
Eckville, Alberta

MLS # A2277350



**\$324,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b> 1969 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached	
<b>Lot Size:</b>	0.19 Acre	
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot	

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		
<b>Inclusions:</b>	Refrigerator, Stove, Microwave, Washer, Dryer, Central Vacuum/Attachments		

Welcome to this bright, freshly painted bungalow nestled in the quiet and welcoming town of Eckville, where comfort, functionality, and small-town charm come together. A west-facing front entrance and deck create an inviting first impression, while a large bay window floods the living room with natural light. A wood-burning fireplace adds warmth and character, making the space especially cozy during the winter months. On the east side of the home, an 8' x 14' pressure-treated deck overlooks the backyard—an ideal spot for morning coffee or relaxed evening gatherings. The property offers excellent parking and storage options with a paved front driveway and carport, plus rear alley access to a double garage complete with an 8' overhead door. Inside, the main floor features a bright kitchen, two bedrooms including one with a convenient two-piece ensuite, a four-piece bathroom, and main-floor laundry for added ease. Recent upgrades include shingles less than 10 years old, windows replaced approximately 10 years ago, an upgraded electrical panel, and a hot water tank installed in 2021. The fully developed lower level provides additional living space with a large family room, a third bedroom, a half bathroom, and generous storage. A spiral staircase connects both levels, and a separate exterior entrance from the carport offers added flexibility and privacy. Additional features include hot water heating, a water softener, a built-in vacuum system, and a mature, beautifully treed yard that provides shade and privacy. This well-maintained home is move-in ready and perfectly suited for comfortable living in a friendly, community-oriented setting.