

**5223 53 Street
Eckville, Alberta**

MLS # A2277350

\$324,900



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

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Refrigerator, Stove, Microwave, Washer, Dryer, Central Vacuum/Attatchments

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.