



5223 53 Street , Eckville, Alberta - \$310,000




Main Photo

Property Description

Welcome to this delightful bungalow located in the peaceful town of Eckville, offering a blend of comfort, functionality, and small-town charm. The west-facing front door and deck create a warm first impression, while a large bay window fills the living space with natural light and a wood burning fireplace makes the room cozy in the winter months. On the east side, an 8' x 14' pressure-treated deck overlooks the backyard—perfect for morning coffee or evening gatherings. The property boasts a paved driveway and carport in front, along with rear alley access to a double garage featuring an 8' overhead door with opener for easy vehicle storage. Inside, the main floor features two bedrooms including a 2 piece ensuite, a four-piece bathroom, main floor laundry, and a bright kitchen. Updates include shingles less than 10 years old, windows replaced approximately 10 years ago, an upgraded electrical panel, and a new hot water tank installed in 2021. The lower level offers even more space with a large family room, a third bedroom, half bathroom, and generous storage. A spiral staircase connects the levels, and there's also a separate

outside entrance from the carport—ideal for privacy. Additional highlights include hot water heating, a water softener, built-in vacuum, and a beautifully treed yard providing shade and privacy. This home is perfectly set up for comfortable living in a friendly, welcoming community.

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