

# \$395,000 - 5223 56 Avenue, Eckville

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MLS® #A2262608

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0.15 Acres

NONE, Eckville, Alberta

Welcome to this beautifully maintained bungalow, thoughtfully updated over the years to offer comfort, functionality, and style. Step into a generous living room featuring a cozy wood-burning fireplace—perfect for relaxing evenings. The floor plan flow leads seamlessly into the kitchen and dining area, where garden doors open to a ground-level patio, ideal for outdoor entertaining. Down the hall, you'll find three well-sized bedrooms, including a primary suite with a convenient pocket door to the main bath. The hallway is extra wide, designed with accessibility in mind. The fully finished basement expands your living space with a large family room, an additional spacious bedroom, a full bathroom, and a combined furnace/laundry room. Outside, enjoy a fenced backyard surrounded by mature trees that provide privacy and a peaceful atmosphere. The attached double garage is fully finished with workbenches and shelving, offering ample storage and workspace. A wide driveway accommodates extra parking with ease. Recent upgrades include new siding, shingles, most upstairs windows, select flooring, a modernized upstairs bathroom, updated fixtures, a newer hot water tank, and furnace—ensuring peace of mind and long-term value. This may be your chance to own this versatile and welcoming home.

Built in 1992

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2262608    |
| Price          | \$395,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,250       |
| Acres          | 0.15        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5223 56 Avenue |
| Subdivision | NONE           |
| City        | Eckville       |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0M 0X0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                         |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Wood Burning                                                                        |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Other                                                     |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                           |
| Construction      | Wood Frame                                                |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 19                |
| Zoning         | R1                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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