

# \$199,999 - 4852 53 Avenue, Eckville

MLS® #A2201225

**\$199,999**

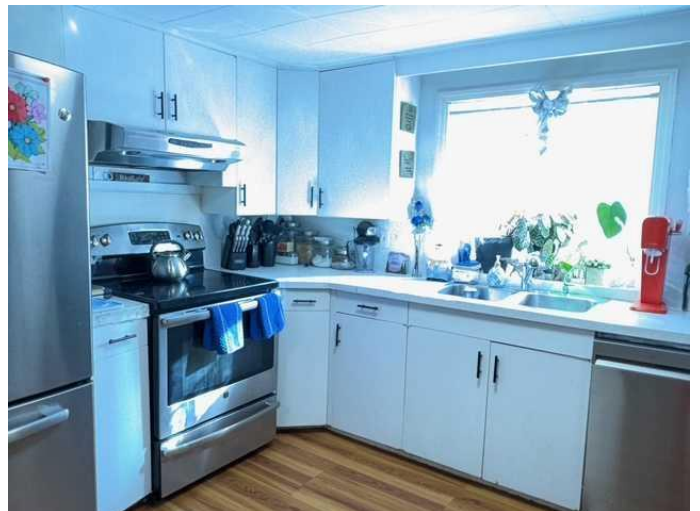
3 Bedroom, 1.00 Bathroom, 937 sqft

Residential on 0.22 Acres

NONE, Eckville, Alberta

Located in the charming and peaceful town of Eckville, this home offers small-town living with the convenience of being just a short drive from the breathtaking Rocky Mountains.

Located northwest of Sylvan Lake, Eckville is a welcoming community with plenty to offer, including a local arena, curling rink, skate park, schools, playgrounds, a seasonal spray park, and a baseball diamond. This property has a large yard with ample space for gardening, two sheds for extra storage, and a detached single-car garage. Inside, the home features three bedrooms, a functional kitchen, and a living room, all complemented by a front porch with laundry facilities. If you're looking for a quiet, friendly place to call home, this property in Eckville is the perfect fit!



Built in 1950

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2201225  |
| Price     | \$199,999 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 937         |
| Acres          | 0.22        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4852 53 Avenue |
| Subdivision | NONE           |
| City        | Eckville       |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0M 0X0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Laminate Counters                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | See Remarks, Unfinished            |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Yard, Standard Shaped Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame                     |
| Foundation        | Block                          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 14th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 36 |
| Zoning         | R1 |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.