

**5007 53 Street
Eckville, Alberta**

MLS # A2298113



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, See Remarks, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

This beautiful Eckville bungalow delivers! Move in ready with a metal roof, newer windows, updated flooring, refreshed kitchen - with plenty of newer cabinets, and a lovely gas stove. Water softener in place, and the hot water tank is approximately 10 years old. The main floor offers three bedrooms and a full bathroom, with a functional living room / dining room layout. The fully finished basement adds a large rec room, a spacious den, a second full bathroom, and a dedicated mechanical room with laundry area. Outside, the large mature lot is fully fenced with a large rear deck and east facing exposure for great morning light. Green thumb? The little greenhouse in the backyard is a bonus! Then there's the detached garage. A long asphalt driveway leads to a tandem heated garage - it's insulated, boarded, and equipped with both a unit heater and a wood stove, plus skylights and extra storage for when you're tinkering on your projects. This is a workspace, a workshop... a year round hang out with lots of parking for your friends and family, or your toys. The heavy lifting has been done. This one is ready for its next owner.