

**4915 51 Avenue
Eckville, Alberta**

MLS # A2349126



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Lawn, Level, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: none

Welcome to this well-cared-for bungalow offering comfortable family living in a quiet community close to schools, shopping, and everyday amenities. The home underwent a complete renovation in 2015, bringing a fresh, modern feel while maintaining the practicality and charm of a bungalow layout. The main level features a bright, open-concept floor plan with a spacious kitchen, dining area, and living room—creating an inviting space for family time and entertaining. Two bedrooms and a 4-piece bathroom complete the main floor. The fully developed basement provides excellent additional living space with a large family room, third bedroom, 3-piece bathroom, laundry area, and ample storage. Whether you need space for teenagers, guests, a home office, or a comfortable family room, the basement offers plenty of flexibility. Numerous updates provide peace of mind, including new flooring, kitchen, and triple-pane windows as part of the 2015 renovation. The roof was replaced in 2021, the hot water tank is newer, and the furnace has been inspected. Outside, you'll love the private, fenced south-facing yard with mature fruit trees and garden space—an ideal setting for children, pets, gardening, or simply enjoying the sunshine. A newer paved parking pad provides room for up to three vehicles in addition to the single-car garage. A great combination of updates, functional living space, parking, and a private yard, all in a quiet community close to the amenities a family needs. This is a home that's ready to enjoy!