

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

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MLS® #A2262608

## \$395,000

4 Bedroom, 2.00 Bathroom, 1,238 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. More photos coming soon—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	1,238
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, Vaulted Ceiling(s), Jetted Tub
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	1
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Tamarack Trail Realty
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