

# \$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 42

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.