



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5212 55 Avenue
Eckville, Alberta

MLS # A2315402



\$524,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Front Drive, Gravel Driveway, Heated Garage, Insu		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, hood fan, dishwasher, microwave, garage door opener & 1 remote.

Outstanding property with fantastic renovations located on a quiet street in Eckville. This home shows extremely well. The living room is a good size with vaulted ceilings that carry into the fully renovated kitchen(2025), that has plenty of dark finished cabinets featuring some glass front display cabinets as well, quartz countertops, full tile backsplash in a trendy honeycomb design and a butler's pantry with tons of cabinets and shelves for storage that is sure to impress. New kitchen appliances in 2024/2025. The eating area has a garden door out to a large composite deck with aluminum railing. The primary bedroom can fit king-sized furniture, it has double closets and a 3 pc ensuite with quartz countertops. There is a second bedroom on this level, a 4 pc bath and a main floor laundry room with a tiled floor for your convenience. Downstairs is fully developed with a large family room featuring a free-standing wood burning stove with stone surround, two bedrooms (one with a walk-in closet) and a 3 pc bath. Many major upgrades in the last couple of years, including triple-glazed windows on the house, new soffits, fascia, downspouts, and high-end acrylic stucco on the garage and house. On a large fenced pie lot with a hot tub and a double detached 24.5 x 24.5 heated garage.