



GRASSROOTS
REALTY GROUP

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**5215 52 Avenue
Eckville, Alberta**

MLS # A2328186



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: 2 storage sheds, wardrobe in basement bedroom, furniture is negotiable

Well-maintained bungalow on a large, level lot in a great location close to schools and amenities. Step inside to a spacious living room featuring a vaulted ceiling and a large north-facing window that fills the space with natural light. The updated kitchen offers freshly painted cabinetry, new countertop and backsplash, plus plenty of room for a family-sized dining table. The main floor includes three bedrooms, including a primary bedroom with a 2-piece ensuite, a 4-piece main bathroom, and the convenience of main floor laundry in the big mudroom with direct access to the garage and backyard. The fully finished basement provides a large family room with a cozy wood-burning fireplace, two additional bedrooms, an office, a 3-piece bathroom, and plenty of storage. The 14' x 24' attached garage is insulated and drywalled. Upgrades include shingles, siding, fascia and eavestroughs all new in 2015, new furnace and water softener in 2020 and a new dishwasher. Outside, enjoy the fully fenced and landscaped backyard complete with a concrete patio and two large storage sheds. A fantastic family home offering space, comfort, and value.