

\$395,000 - 5223 56 Avenue, Eckville

MLS® #A2262608

\$395,000

4 Bedroom, 2.00 Bathroom, 1,250 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. 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	1,250
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, Soaking Tub, Vaulted Ceiling(s)
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	12
Zoning	R1

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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