

# \$194,777 - 5608 52 Street, Eckville

MLS® #A2217858

**\$194,777**

2 Bedroom, 1.00 Bathroom, 1,036 sqft  
Residential on 0.10 Acres

NONE, Eckville, Alberta

Affordable, Renovated, and Accessible Living... Just Minutes from Sylvan Lake! Welcome to this beautifully updated, budget-friendly home offering the ease of one-level living with front ramp access for added convenience. Ideal for retirees, first-time buyers, or anyone looking for a move-in-ready home in a quiet, friendly community just 30 minutes from Red Deer and 10 minutes from Sylvan Lake.

Step inside to discover a fully renovated interior, featuring brand-new flooring, baseboards, trim, and stylish new countertops PLUS brand new appliances, perfect for modern living. Massive living room/dining room and lovely 4 pc bathroom. Comfort is ensured year-round with a NEW furnace and NEW hot water tank already in place.

The functional layout includes two bedrooms, with the second bedroom offering access to a private deck—a perfect spot for your morning coffee or to convert into a home office. The fenced backyard is a blank canvas for your outdoor vision, the older fence and deck need just a bit of TLC to become your dream outdoor space. The larger end lot gives room for added opportunities. Front (7'11"x7'4") and Back (11'2"x8'3") deck—best of both worlds!

Whether you're downsizing, investing, or just starting out, this home offers exceptional value, comfort, and community charm. Its a great home isn't it! Shouldn't it be yours? Don't miss out—schedule your viewing today!



Built in 1989

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217858      |
| Price          | \$194,777     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,036         |
| Acres          | 0.10          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5608 52 Street |
| Subdivision | NONE           |
| City        | Eckville       |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0M0C3         |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Driveway, Front Drive, Garage Faces Front, Off Street, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer            |
| Heating           | High Efficiency, Forced Air, Natural Gas, See Remarks        |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Crawl Space, See Remarks                                     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, City Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 2             |
| Zoning         | residential   |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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