

# \$359,900 - 4831 52 Avenue, Eckville

MLS® #A2245072

**\$359,900**

4 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential on 0.17 Acres

NONE, Eckville, Alberta

Nearly 1,300 sq ft on the main floor with an open-concept layout, dark ash hardwood, and contemporary finishes throughout. The spacious primary bedroom includes IKEA cabinetry (included) and easily fits a king bed. Two additional bedrooms and a 4-piece bath complete the main level. The basement offers a generous family room, games area, utility/storage space with hot water on demand, roughed-in floor heating, an illegal suite with kitchenette and full bath.

Exterior features include a recently updated exterior, large fenced yard, spacious deck, wired shed, RV parking, and space for a future double garage. Paved back alley provides a clean, tidy appearance.

Located just a few blocks from all town amenities, including K&#12 schools, spray park, playgrounds, and shopping. Very clean and truly move-in ready.

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245072  |
| Price     | \$359,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,298       |
| Acres          | 0.17        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4831 52 Avenue |
| Subdivision | NONE           |
| City        | Eckville       |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0M 0X0        |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Alley Access, Driveway, Off Street, RV Access/Parking |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island             |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                  |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 19 |
| Zoning         | R2 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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