

# \$159,900 - 108, 5823 52 Street, Eckville

MLS® #A2209558

**\$159,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Mobile on 0.00 Acres

NONE, Eckville, Alberta

This 3-bedroom, 2-bath mobile home in Eckville is full of charm and functionality. Step inside to a bright and open concept layout that feels welcoming and spacious. Since being listed there has been a fresh paint job throughout, a new front door and laminate flooring installed, the decks (updated in 2019) have been stained with additional updates completed in 2019, including a new roof, flooring, carpet, and kitchen cabinets. A brand new furnace was just installed, and the fridge is only two years old! The primary bedroom offers a private 4-piece ensuite, and the home sits in a quiet community with low lot fees on a pie shaped lot, with tons of room, a 10 x 12 shed and mature trees for privacy. This property also backs onto open space with no backing neighbours and an empty lot beside adding more privacy. Whether you're a first-time buyer, investor, or looking to downsize, this is an affordable and well-maintained place to call home!



Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209558  |
| Price          | \$159,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,116     |

|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 2001                    |
| Type       | Mobile                  |
| Sub-Type   | Mobile                  |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108, 5823 52 Street |
| Subdivision | NONE                |
| City        | Eckville            |
| County      | Lacombe County      |
| Province    | Alberta             |
| Postal Code | T0M 0X0             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Other  |
| Parking Spaces | 2  |
| Parking        | Assigned, Driveway, Parking Pad, RV Access/Parking |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Jetted Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer           |
| Heating           | Forced Air, Natural Gas                               |

### Exterior

|              |                            |
|--------------|----------------------------|
| Roof         | Asphalt Shingle            |
| Construction | Wood Frame, Shingle Siding |
| Foundation   | Piling(s)                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 36              |
| HOA Fees       | 430             |
| HOA Fees Freq. | MON             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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