

# \$250,000 - 5823 53, Eckville

MLS® #A2234387

**\$250,000**

4 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.13 Acres

NONE, Eckville, Alberta

This beautifully upgraded 4-bedroom, 2-bath mobile home sits on its own lot and features a newly built garage (2021). Over the years, it has seen numerous improvements including updated shingles, siding, and stylish vinyl plank flooring. The home offers a spacious open-concept layout with rich cherry-stained cabinets, black appliances, and a generous kitchen island with an eating bar. A separate coffee bar nook adds charm and functionalityâ€”ideal for entertaining.

The primary bedroom is thoughtfully positioned for privacy and comfort, complemented by ample storage and a well-designed laundry room. Step outside to enjoy the expansive two-tiered deck, tucked behind the garage for added privacyâ€”perfect for relaxing or hosting friends. The landscaped yard is complete with mature privacy trees, partial fencing, and peaceful green space behind.

Located in the welcoming community of Eckville, this property offers the best of small-town living with convenient access to both Sylvan Lake and Red Deer. A true turnkey homeâ€”you can move in and immediately enjoy your own private oasis.

Built in 2006

## Essential Information

MLS® #

A2234387



Price	\$250,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	5823 53
Subdivision	NONE
City	Eckville
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Pantry, Skylight(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Manufactured Floor Joist
Foundation	Block

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	12
Zoning	R4-A

**Listing Details**

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.