



**Dennis Roszell - Broker**  
**Virtual Property Inc.**  
 #6, 7459 49 Ave. Red Deer, AB T4P 1N2  
 Phone: 403.350.1914

**4842 53 Avenue Eckville, AB T0M 0X0**

**Residential**  
**Active**

**A2009444**



**DOM:** 26    **LP:** \$230,000.00  
**OP:** \$260,000.00

**PD:**

**Class:** Detached    **City:** Eckville  
**County:** Lacombe County    **Subdivision:** NONE  
**Type:** House    **Ttl Beds:** 2  
**Levels:** One    **F/H Bth:** 1/0  
**Year Built:** 1955    **RMS SQFT:** 848.00  
**LINC#:** [0020259396](#)    **LP/SF:** \$271.23  
**Arch Style:** Bungalow    **Suite:** No  
**Possession:** Subject To Tenancy/Buyer must assume tenant and lease agreement 12/16/2022

**Lot Dim:** 42' X 160    **Lot Size:** 6720 SqFt  
**Front Length:** 12.80M 42' 0"    **Lot Depth:** 48.77 M 160'  
**Legal Pln:** 264HW    **Blk:** 9    **Lot:** 17    **Condo:** No

**Zoning:** R2    **Tax Amt/Yr:** \$1,254.35/2022  
**Title to Lnd:** Fee Simple    **Loc Imp Amt:**  
**Disclosures:** No Disclosure    **Front Exp:** S  
**Restrict:** None Known

**Public Remarks:** Fully renovated home on a nice quiet street in Eckville. This home has upgraded; Kitchen , bathroom, windows, doors, paint, flooring, & lighting fixtures. Yard is a massive 42' X 160 ' landscaped with perimeter trees for privacy. 12' X 40' Garage with access off the front driveway. Exciting infrastructure upgrade on Highway 11 from Red Deer to Rocky Mountain House is well underway. Twinning of highway 11 is currently past the town of Sylvan Lake in 2022, and construction is expected to carry on to Rocky Mountain House. This infrastructure investment makes Eckville a very attractive potential future growth community. Buyer must assume existing tenant and current lease agreement. Large Single car garage, huge north facing back yard. Please note: This listing is being administered for auction by VPIAuctions. "Sold as Is where is"; "all sales are final"; 10% non refundable deposit upon being declared high bidder. Bidding starts Monday December 12, 9:00 am ends approximately Friday December 16, 2022, 1:00 pm. See listing brokerage website for details.

**Directions:**

**Rooms & Measurements**

|                    | 2P              | 3P | 4P | 5P | 6P |                   | Main:                  | Mtr2   | SqFt        |             |
|--------------------|-----------------|----|----|----|----|-------------------|------------------------|--------|-------------|-------------|
| <b>Baths:</b>      | 0               | 0  | 1  | 0  | 0  | <b>Bed Abv:</b> 2 | 78.78                  | 848.00 | <b>SqFt</b> |             |
| <b>EnSt Bth:</b>   | 0               | 0  | 0  | 0  | 0  | <b>Rms Abv:</b> 4 | Blw Grade: 68          | Mtr2   | 734         |             |
|                    |                 |    |    |    |    |                   | <b>Total AG:</b> 78.78 | Mtr2   | 848.00      | <b>SqFt</b> |
| <b>Garage Dim:</b> | 40' 0" x 12' 0" |    |    |    |    |                   |                        |        |             |             |

**Property Information**

**Basement:** Partial, Partially Finished    **Lndry Feat:** Electric Dryer Hookup, Lower Level, Washer Hookup  
**Heating:** Central, Forced Air, Natural Gas    **Cooling:** None  
**Construction:** Wood Frame    **Fireplaces:** 0  
**Foundation:** Block    **Flooring:** Vinyl  
**Exterior Feat:** Private Yard    **Fencing:** None  
**Roof Type:** Metal    **Balcony:** None  
**Reports:** RMS Supplements  
**Warranty:** None  
**Parking:** Driveway, Oversized, Single Garage Detached **Total:** 5  
**Features:** Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows  
**Comm Feature:** Golf, Schools Nearby, Playground, Street Lights, Shopping Nearby  
**Lot Features:** Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Private  
**Goods Include:** N/A  
**Appliances:** Dishwasher, Electric Stove, Range Hood, Refrigerator  
**Other Equip:** None  
**Goods Exclude:** N/A

**Printed Date:** 11/24/2022 12:40:52 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).