

# \$329,000 - 5219 49 Street, Eckville

MLS® #A2221038

**\$329,000**

1 Bedroom, 2.00 Bathroom, 3,000 sqft  
Residential on 0.32 Acres

NONE, Eckville, Alberta

Consider the possibilities with this R2 Zoned, Former 3,000 sq ft Church built in 1976, but substantially renovated in 2010. With the ability to apply to the town for zoning change or a permitted use, which could allow for multiple options for occupancy or re-development.. Church, multi-family (currently zoned for) , daycare, assisted living, so many options available on this commercial property located a block and a bit off main street in Eckville. Bright, open and spacious building with a front foyer area, 2 office areas and a large open sanctuary/congregational/ meeting room on the main. Two BARRIER-FREE baths already added. Numerous improvements to building over the years like Central AC, carpeting/ roof and more. A large, 3,000 sq ft undeveloped basement is a great place for additional storage. or develop out into future classrooms, meeting spaces, a kitchen and more. Covered loading/ unloading area at the front, 10- hard surfaced paved parking stalls (w/ handicap parking). A wide range of possibilities for that growing business that needs more space, or possibly a redevelopment into multifamily (duplex) units, which is already approved.

Built in 1976

## Essential Information

MLS® #	A2221038
Price	\$329,000



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	3,000
Acres	0.32
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5219 49 Street
Subdivision	NONE
City	Eckville
County	Lacombe County
Province	Alberta
Postal Code	T0M0C3

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking, Stall

### **Interior**

Interior Features	Open Floorplan
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	43
Zoning	R2

## **Listing Details**

Listing Office	Century 21 Advantage
----------------	----------------------

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.