

# \$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 | 55             |
| Zoning         | R2             |

## **Listing Details**

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

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