\$255,000 - 4914 52 Street, Eaglesham

MLS® #A2234224

\$255,000

4 Bedroom, 2.00 Bathroom, 1,200 sqft Residential on 0.28 Acres

NONE, Eaglesham, Alberta

Spacious Bi-Level on Double Lot; Welcome home to this thoughtfully upgraded bi-level gem, ideal for active families and outdoor aficionados. Set on a double lot with mature trees, berries and rhubarb in the fully fenced backyard, it offers incredible space and versatility. Key Features include the 2-car detached garage (28Å—30ft) w/in-floor heat, natural gas, 8ft doors & 10ft ceilings (New boiler added Fall 2024). Includes the beer fridge; The ultimate man cave or workshop. The home has 10 year old shingles, newer doors and vinyl-insert windows. Central vac system makes cleaning a breeze. Details such as the electric fireplace & solid oak wood flooring in the upstairs living room are cozy yet refined. In the kitchen there is an island that seats 3, with plug-ins for your kitchen top appliances. The rum-toned cabinetry give this home depth and the adjacent dining area opens to the bbq deck (with natural gas bbq hook up) and yard below; ideal for summer family gatherings. On the upper level, three bedrooms with main 4pc bath w/tub and a private 2-pc ensuite. Lower level: sprawling entertainment room with wood stove, an additional bedroom, 2-pc bath, dedicated loading room (fit for hobbyists), plus laundry/utility/storage and freezer space. Newer hot water tank (2024). Why this home stands out: Oversized double lot with fenced backyard and lane access â€" perfect for kids, pets, or outdoor hobbies. Builder-grade detached garage, designed for serious work or







weekend projects; loads of space to chill or tinker. Warm, functional living: cozy fireplaces, wood flooring, wood stove and efficient hot water heating. Move-in ready and a well-built solid home; call to book your showing today.

Built in 1980

Essential Information

MLS® # A2234224 Price \$255,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,200 Acres 0.28 Year Built 1980

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 4914 52 Street

Subdivision NONE

City Eaglesham

County Birch Hills County

Province Alberta
Postal Code T0H 1H0

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Yard, Garden, Landscaped

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed June 22nd, 2025

Days on Market 120

Zoning res

Listing Details

Listing Office eXp Realty

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