

# \$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 (28'—30'ft) w/in-floor heat, natural gas, 8'ft doors & 10'ft 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 — 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, Landscaped, Garden |
| Roof              | Asphalt Shingle               |
| Construction      | Composite Siding              |
| Foundation        | Poured Concrete               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 47              |
| Zoning         | res             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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