



**4914 52 Street , Eaglesham, Alberta - \$255,000**



Main Photo


## Property Description

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 (28x30ft) 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 – 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.

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