

\$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'—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 — 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	79
Zoning	res

Listing Details

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

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.