

# \$260,000 - 4914 52 Street, Eaglesham

MLS® #A2234224

**\$260,000**

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	\$260,000
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	4
Zoning	res

### **Listing Details**

Listing Office	eXp Realty
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