

**5221 50 Street  
Eaglesham, Alberta**

**MLS # A2172727**



**\$40,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	730 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES MARKET
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Discover an affordable and charming 2-bedroom, 1-bathroom home in the heart of the friendly Eaglesham community. This inviting property has been freshly updated with new windows, modern flooring, and a fresh coat of paint, creating a warm and welcoming atmosphere. This home is ideally suited for comfortable living with a kitchen, cozy living room, and dedicated laundry room. This home is conveniently located just a short walk from the local K-12 school and ideal for families. Beyond your doorstep, Birch Hills County offers a world of adventure with access to crown land for 4x4 trails, hiking, fishing, hunting, and foraging. Eaglesham offers essential amenities and community highlights, including a public library, ATB bank, volunteer fire hall, post office, Dolly's Place (a favorite local restaurant and motel), and two welcoming churches. Nearby, you'll find outdoor swimming pools and family-friendly ski hills, making this charming community a perfect place to call home. Come experience the best of small-town living in Eaglesham!