

5221 50 Street
Eaglesham, Alberta

MLS # A2172727



\$40,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES MARKET
Foundation:	Poured Concrete	Utilities:	-
Features:	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!