5225 50 Street
Eaglesham, Alberta

MLS # A2172728

$45,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	748 sq.ft.
Age:	-
Beds:	3
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:	Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RES MARKET
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions:	n/a

Discover a charming, affordable 3-bedroom, 1-bathroom home in the heart of Eaglesham's warm, welcoming community. This cozy property features a modernized kitchen, comfortable living room, and a partially finished basement, perfect for extra space or storage. Recent upgrades include new windows, fresh flooring, a new hot water tank, and a complete interior repaint, creating a fresh, inviting atmosphere. Located just a short walk from the local K-12 school, this home is perfect for families. Beyond your doorstep, Birch Hills County offers endless outdoor adventure, from 4x4 trails and hiking to fishing, hunting, and foraging on nearby crown land. Eaglesham provides essential services and small-town conveniences, including a public library, ATB bank, volunteer fire hall, post office, Dolly's Place (a favorite local restaurant and motel), and two welcoming churches. With easy access to nearby outdoor swimming pools and family-friendly ski hills, Eaglesham is the ideal spot to settle down and embrace the best of rural living. Come and see why Eaglesham is a beautiful place to call home!