TheresaCallioux
Sutton Group Grande Prairie Professionals

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5201 50 Street
Eaglesham, Alberta

MLS # A2172730

$60,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	1,032 sq.ft.
Age:	-
Beds:	3
Baths:	1
Garage:	Parking Pad
Lot Size:	0.00 Acre
Lot Feat:	Corner Lot, Lawn, Low Maintenance Landscape, Many Trees

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	HW
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions:	n/a

Discover a charming and affordable 3-bedroom, 1-bathroom home in the heart of Eaglesham's warm and welcoming community. This cozy property is ready for you to move in, featuring a modernized kitchen, comfortable living room, and a partially finished basement. Recent upgrades include new windows, flooring, and fresh paint throughout. A detached garage offers additional storage or workspace, meeting all your needs. Situated just a short walk from the local K-12 school, this location is perfect for families. Beyond the front door, Birch Hills County awaits, offering endless outdoor adventures. Explore nearby crown land for 4x4 trails, hiking, fishing, hunting, and foraging. The town of Eaglesham offers essential services and community conveniences, including a public library, ATB bank, volunteer fire hall, post office, Dolly's Place (a beloved restaurant and motel), and two welcoming churches. Enjoy easy access to nearby outdoor swimming pools and family-friendly ski hills, making Eaglesham an ideal place to settle down and savor the best of rural living. See why Eaglesham is a beautiful place to call home!