

5201 48 Avenue  
Eaglesham, Alberta

MLS # GP207301



**\$120,000**

<b>Division:</b>	Eaglesham		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1964 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	-		

**Inclusions:** universal gym

This great little house has had many upgrades including kitchen, bathroom, windows, lights, fans, shingles, furnace, hot water tank, and flooring. It is modern, and move in ready for your family. It sits on a beautiful lot with mature trees, perennials, Rhubarb, black currents, evans cherry, goose berry and honey berry trees. Inside you find a great kitchen with fine cabinets that drain over the sink. The home boasts a great dining area, opening to the wonderful deck. There are 2 family rooms, 3 bedrooms, lots of storage, and a huge lot....Call to view, and welcome to the community! Did I say Eaglesham has a great school?