

\$260,000 - 4816 49 Street, Lougheed

MLS® #A2169877

\$260,000

5 Bedroom, 3.00 Bathroom, 1,836 sqft
Residential on 0.28 Acres

NONE, Lougheed, Alberta

Welcome to your dream home in the charming community of Lougheed! This expansive bungalow, boasting over 1800 square feet of living space on the main level, is perfectly designed for comfort and entertainment. Offering multiple living areas, including one with a cozy wood-burning fireplace, this home invites you to relax and unwind in style. Featuring 5 bedrooms and 3 bathrooms, there is ample space to accommodate a growing family and guests or to dedicate rooms for hobbies and home offices. The kitchen has been updated with paint, lighting, and new stainless steel appliances including a gas stove! (newly incoming granite sink and tile). The heart of this home extends to the basement, where you will find a spacious recreation room complete with a pool table, perfect for hosting game nights and gatherings. There are two bedrooms, an office, and 3 three-piece bathroom in the basement, a large laundry room with a new washer and dryer (pet pro!), and another washing machine for those extra dirty clothes! For added convenience, this home has a double attached garage equipped with 10-foot-tall doors that accommodate a variety of vehicles, including trucks and large SUVs. The garage and additional RV parking space make this home a haven for automotive enthusiasts and adventurers. This large home is nestled on two lots that span 12,000 square feet. The outdoor space offers a fenced backyard, providing privacy -especially with the covered deck! The



yard has been meticulously kept and is landscaped for easy maintenance. It includes apple trees, saskatoon bushes, a cherry tree, & raspberry bushes. There have been updates throughout the years, including - showerheads and faucets (2023/2024), Furnaces (2) - 2008, Hot Water Tank - 2021, Shingles - 2020, 5â€• Eavestroughs - 2021, Windows - 2013, and extra blown-in insulation in the attic, new fan into the garage to pump heat into from the basement, central air conditioning, the home also features a water softener and RO system that is hooked up to the kitchen sink and is also plumbed to the basement fridge as well, the furnace and ducts have recently been cleaned - 2024. This property is rare in Lougheed - the community offers services such as a grocery store, post office, walking paths, restaurant, community hall, seniors center, and a recreation center. Within 20 minutes, you will find adjoining communities with all services, including Hospitals, Doctorsâ€™ Offices, Dental offices, K -12 Schools, Grocery Stores, Gas Stations, Beauty Salons, Veterinary Clinics, and more!

Built in 1987

Essential Information

MLS® #	A2169877
Price	\$260,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,836
Acres	0.28
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4816 49 Street
Subdivision	NONE
City	Lougheed
County	Flagstaff County
Province	Alberta
Postal Code	T0B2V0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Vinyl Windows, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Suspended Ceiling, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Freezer, Gas Range, Washer/Dryer, Water Purifier, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Insert, Mantle, Masonry, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn
Roof	Asphalt
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Days on Market	162

Zoning R

Listing Details

Listing Office Coldwell Banker Battle River Realty

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