

# \$73,000 - 4932 49 Street, Lougheed

MLS® #A2159699

**\$73,000**

1 Bedroom, 1.00 Bathroom, 712 sqft

Residential on 0.14 Acres

Lougheed, Lougheed, Alberta

Tucked away in the quiet community of Lougheed, this charming home sits on a sizeable lot, with plenty of room for future expansion. This 1925 home has been renovated throughout. With a new roof in 2010, drywall, wiring, plumbing done in 2016 and hot water tank in 2020. In the winter months the wood burning fireplace keeps this house toasty warm, if you chose not to use the baseboard heating. The main entrance to the home is zero step, providing access for a mobility scooter, within the main living area. The local shops, town hall and seniors are conveniently located on Main Street, a short distance away.

Built in 1925

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2159699    |
| Price          | \$73,000    |
| Sold Price     | \$73,000    |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 712         |
| Acres          | 0.14        |
| Year Built     | 1925        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4932 49 Street   |
| Subdivision | Lougheed         |
| City        | Lougheed         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 2V0          |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan, Sump Pump(s)     |
| Appliances        | Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Electric, Fireplace(s)                                   |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Wood Burning                                                        |
| Has Basement      | Yes                                                                 |
| Basement          | Crawl Space, None                                                   |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                           |
| Lot Description   | Back Lane, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Wood Frame, Wood Siding                                                                                         |
| Foundation        | Perimeter Wall, Piling(s)                                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 22nd, 2024   |
| Date Sold      | September 3rd, 2024 |
| Days on Market | 12                  |
| Zoning         | Residential         |
| HOA Fees       | 0.00                |

Listing Details

Listing Office Coldwell Banker Battle River Re



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