

\$36,000 - 4931 49 Street, Lougheed

MLS® #A2168550

\$36,000

1 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.14 Acres

Lougheed, Lougheed, Alberta

Looking to become a homeowner and not break the bank? This 775-square-foot home sits on a corner lot in the Village of Lougheed and has all the potential of a dream cottage. The home has had some updating throughout the years including; the hot water tank - in 2016, the furnace had a new motor and thermostat (2020), as well as being serviced in 2022, the roof was replaced with tin in 2019, the foundation was jacked up in 2017 and 6 new tele-posts were added to create a stable floor! The yard was fenced in 2022 to ensure the beautiful flower beds and garden are protected. The majority of the interior of the home has had a vapor barrier added, and the new drywall added is a fire-guard drywall! This home has hardwood flooring throughout - blonde oak and maple - giving this home the charm and rustic feel! Walking into the home, you are greeted with the good-sized living room that features a wood-burning stove, AND this home comes with wood sheds that have about 3 cords of wood- keeping you warm all winter and the bills lower! Through the living room, you enter the kitchen, which has so much potential to become whatever you want! There is access to the side of the house that is currently being used for wood storage, but it could be converted into a pantry or the side entry. The bathroom has vintage black and white floor tile - which is all the rage now! There is a large storage/laundry room that is large enough to add an office space! Access to the basement is through the trap door in the



kitchen, which is currently used for storage and houses the furnace and hot water tank! The Primary bedroom has lots of character- including the stained glass window (currently covered to protect it from the elements) - the bedroom has some exposed brick and a new vinyl window; OSB has been added to the walls for stability, and the room is draft proof. The yard has had an extensive overhaul with dozens of trees cut down, a 32-yard vegetable garden put in, a shed (new in 2020), a fence, raspberry patches, and flower beds with perennial flowers - giving you a tranquil space to relax and harvest your food! You will be impressed with the fenced yard, AND the garden is also fenced off from the yard itself - keeping kids and animals out!

Built in 1930

Essential Information

MLS® #	A2168550
Price	\$36,000
Sold Price	\$25,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.14
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4931 49 Street
Subdivision	Lougheed
City	Lougheed
County	Flagstaff County

Province	Alberta
Postal Code	T0B2V0

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Gravel Driveway, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Natural Woodwork, Storage
Appliances	Electric Stove, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Garden
Roof	Metal
Construction	Wood Frame
Foundation	Other

Additional Information

Date Listed	September 25th, 2024
Date Sold	February 23rd, 2025
Days on Market	151
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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