

# \$228,000 - 4923 49 Street, Lougheed

MLS® #A2197988

**\$228,000**

2 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.22 Acres

Lougheed, Lougheed, Alberta

Bright. and cozy home! When walking into the main entrance you will be greeted with an open concept interior, filled with ample natural lighting from the architectural skylight and bay windows! The main living room opens to lower living room, with wood fireplace, and kitchen with its French doors to the fenced back yard, full of fruit trees and berry bushes. Down the hall is another skylight that brightens the main floor bathroom nestled in between the two ample sized bedrooms. Beside the kitchen is the main floor laundry and 2 piece bathroom. Heading to the lower level is another layer of awesome with a full kitchen, living area, pantry, laundry, 3 piece bath and storage with sump pump. This home has completed many updates: New shingles-2024, New eaves-2024, New furnace-2020, New hot water tank 2020, New Water softener in 2025, basement renovation-2014. Last but not least, this yard has so many fruit bearing tree's and bushes like hacksap, blueberry, saskatoon, raspberry, Nanking cherry, red, white & black currents, goji berry, lingo berry, raspberries and more!!!!

Built in 1990

## Essential Information

MLS® # A2197988

Price \$228,000

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.22
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4923 49 Street
Subdivision	Lougheed
City	Lougheed
County	Flagstaff County
Province	Alberta
Postal Code	T0B2V0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, RV Access/Parking, Unpaved
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Suspended Ceiling
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

**Exterior**

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Lane, Few Trees, Fruit Trees/Shrub(s), Lawn, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

**Additional Information**

Date Listed	March 3rd, 2025
Days on Market	68
Zoning	Residential

**Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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