

# \$59,000 - 4911 49 Street, Lougheed

MLS® #A2238804

**\$59,000**

2 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.28 Acres

NONE, Lougheed, Alberta

Affordable bungalow located in the quiet Village of Lougheed, offering great potential and small-town living just minutes from full amenities. This home features 2 bedrooms on the main floor, a 4-piece bathroom, and convenient main floor laundry. The spacious eat-in kitchen is ready for your personal touch, and the large living room is filled with natural light from oversized front windows. The basement offers plenty of storage space with potential for future development. Situated on a lovely lot with mature perimeter trees, this property includes a detached single-car garage, a garden area, flower beds, and room to enjoy the outdoors. Lougheed offers amenities such as playgrounds, walking trails, a grocery store, restaurant, and more. Located just 10 minutes from Sedgewick and 20 minutes from Killam, where you'll find all major services including schools, shopping, recreational facilities, and a hospital. A great opportunity for first-time buyers, investors, or those looking to downsize.



## Essential Information

MLS® #	A2238804
Price	\$59,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	896

Acres	0.28
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4911 49 Street
Subdivision	NONE
City	Lougheed
County	Flagstaff County
Province	Alberta
Postal Code	T0B2V0

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Detached, RV Access/Parking
# of Garages	1

### Interior

Interior Features	Built-in Features, Open Floorplan, Storage, Natural Woodwork
Appliances	Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Fruit Trees/Shrub(s), Few Trees
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, Combination, Other

### Additional Information

Date Listed	July 16th, 2025
Days on Market	12
Zoning	R

**Listing Details**

Listing Office                      Coldwell Banker Battle River Realty

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