

**4723 52 Street
Lougheed, Alberta**

MLS # A2283208

\$205,900



Division:	NONE	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,242 sq.ft.	Age: 1982 (44 yrs old)
Beds:	4	Baths: 1 full / 2 half
Garage:	Double Garage Detached, Heated Garage, Off Street	
Lot Size:	0.17 Acre	
Lot Feat:	Back Lane, Back Yard	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Storage		
Inclusions:	Shed		

Welcome home to small-town comfort in the Village of Lougheed! This 1,200+ sq. ft. bungalow offers a fantastic blend of updates, functionality, and space—inside and out. The bright main floor features a welcoming living room, a refreshed kitchen with freshly painted cabinetry and new hardware, plus reverse osmosis and central vacuum with attachments for added convenience. You'll love having three bedrooms on the main level, including a primary suite with its own 2-piece ensuite, along with a full bathroom and main-floor laundry located perfectly at the back entrance. Downstairs, the fully finished basement adds even more room to spread out with an additional bedroom, a cozy living room, a games room complete with pool table, a 2-piece bathroom, and plenty of storage. Outside is ready for every season with a new deck, RV parking, raised garden beds, a storage shed, and peace of mind knowing the shingles were replaced in 2025. The detached double heated garage is a major bonus—perfect for parking, projects, or extra storage. Additional updates include 100 amp service and a new hot water tank (2025). A well-rounded property with great value and space—ideal for families, retirees, or anyone looking for comfortable living in a welcoming community!