

**4723 52 Street  
Lougheed, Alberta****MLS # A2283208****\$205,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!