

# \$175,000 - 4803 52 Street, Lougheed

MLS® #A2254779

## \$175,000

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.13 Acres

Lougheed, Lougheed, Alberta

Welcome to 4803 52 Street in Lougheed, a spacious and inviting modular home sitting on its own 50 x 110 ft lot with no lot fees! Inside, youâ€™ll love the bright open-concept design where the kitchen, dining, and living room flow together, making it easy to cook, entertain, or simply relax with family. With 3 bedrooms and 2 full bathrooms, thereâ€™s room for everyone â€“ and each bedroom even comes with its own walk-in closet! The primary suite is a true retreat with a jetted tub perfect for unwinding after a long day. Step outside to enjoy your yard and make use of the 8 x 12 garden shed for all your tools, toys, and extra storage. This is small-town living at its best â€“ affordable, comfortable, and move-in ready. Whether youâ€™re buying your first home, downsizing, or investing, this property checks all the boxes.

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254779  |
| Price          | \$175,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,218     |
| Acres          | 0.13      |
| Year Built     | 1997      |



|          |              |
|----------|--------------|
| Type     | Residential  |
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4803 52 Street   |
| Subdivision | Lougheed         |
| City        | Lougheed         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 0B9          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Jetted Tub, See Remarks, Skylight(s)                         |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Basement          | None                                                         |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Storage               |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Piling(s)             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 58                  |
| Zoning         | Residential         |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | The Realty Bureau |
|----------------|-------------------|

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