

# \$187,250 - 4904 50 Street, Lougheed

MLS® #A2235694

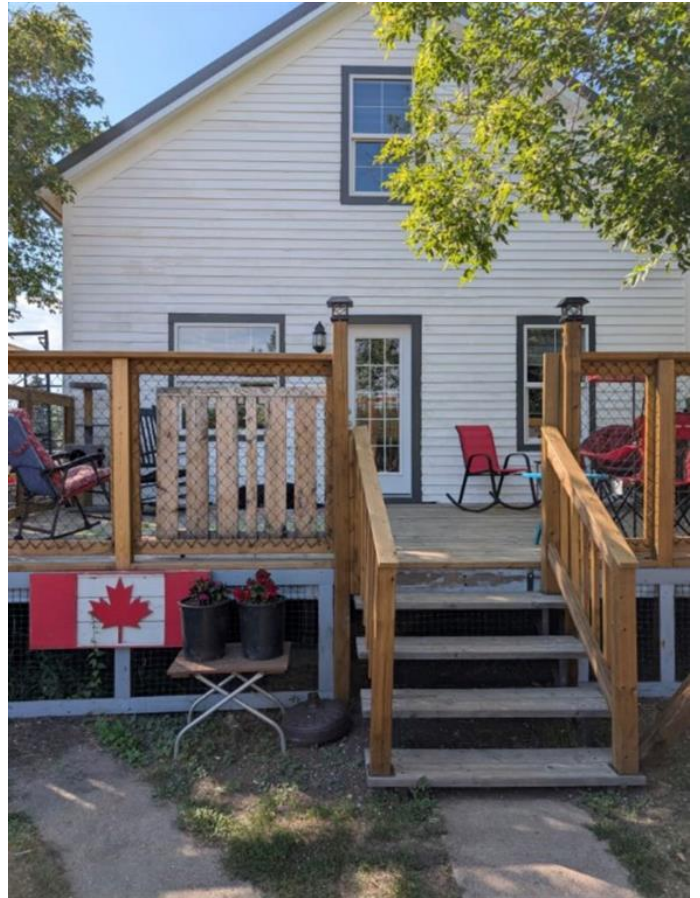
## \$187,250

3 Bedroom, 2.00 Bathroom, 1,276 sqft  
Residential on 0.14 Acres

Lougheed, Lougheed, Alberta

Welcome to 4904 50 Street in the quiet community of Lougheed. Situated on a spacious 50 x 120 corner lot, this 1.5-storey home offers a unique blend of character, functionality, and opportunity. Whether you're looking for your next family home or a property that can accommodate a home-based business, this one checks the boxes. Inside, you'll find 3 bedrooms and 1.5 bathrooms, including a main floor bedroom and a full 4-piece bath featuring a jetted tub. Upstairs, two additional bedrooms and a convenient half bath provide the perfect setup for family or guests. Clever storage solutions can be found on both sides of the staircase, making great use of the upper-level layout. The main floor living space boasts newer flooring, windows, plumbing, and electrical (100 amp) along with updates to the fridge, washer, and dryer—giving you peace of mind with the heavy lifting already done. A/C keeps the home cool during the summer months, and a metal roof adds lasting durability. The unfinished poured concrete basement offers potential to expand your living space, whether for a rec room, extra bedroom, or additional storage. Outside, the property is currently set up as a licensed home daycare, complete with a fully fenced front yard and deck area—ideal for young children and peace of mind. A 14 x 22 detached garage and 10 x 16 shed provide ample room for vehicles, toys, or tools.

Built in 1935



## Essential Information

MLS® #	A2235694
Price	\$187,250
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,276
Acres	0.14
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	4904 50 Street
Subdivision	Lougheed
City	Lougheed
County	Flagstaff County
Province	Alberta
Postal Code	T0B 0B9

## Amenities

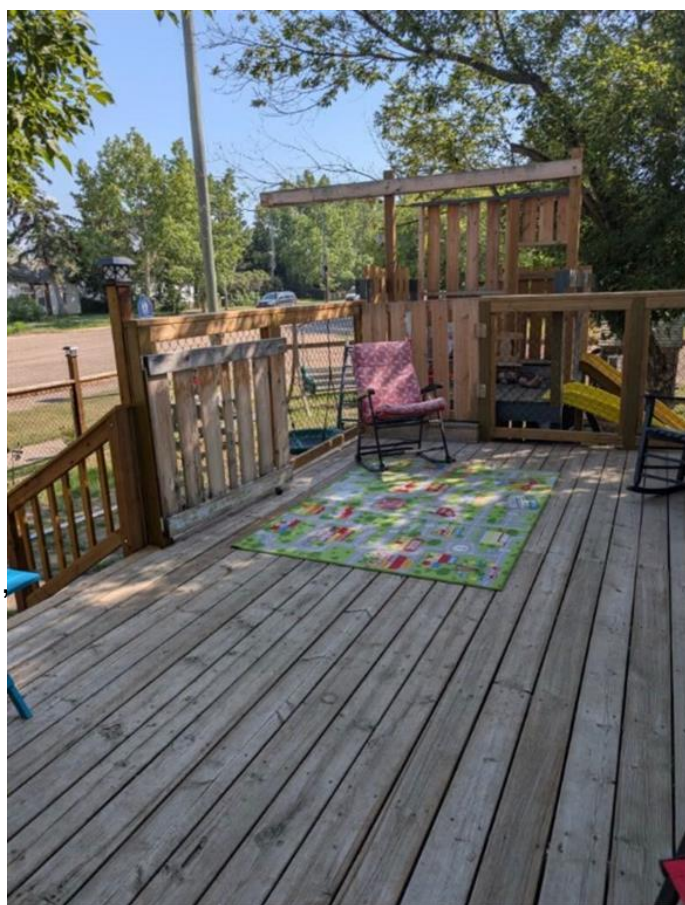
Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, See Remarks



Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	24
Zoning	R1

### **Listing Details**

Listing Office	The Realty Bureau
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