

# \$194,900 - 4824 52 Street, Lougheed

MLS® #A2256196

**\$194,900**

3 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.09 Acres

NONE, Lougheed, Alberta

Welcome to this move in ready 1232 square foot mobile home on its own lot in the quiet Village of Lougheed. This home has 3 bedrooms, 2 bathrooms, open & bright kitchen/living area and laundry room. Outside has a nice sized fenced yard with a firepit, storage shed, covered deck and most importantly a OVERSIZED 26x32 insulated and sheeted garage! Extra features of this property include air conditioning, new roof, newer appliances, furnace and HWT! All you need to do is move in and unpack!

Built in 1993

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2256196                |
| Price          | \$194,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,232                   |
| Acres          | 0.09                    |
| Year Built     | 1993                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

Address 4824 52 Street



|             |                  |
|-------------|------------------|
| Subdivision | NONE             |
| City        | Lougheed         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B2V0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer   |
| Heating           | Forced Air                                                     |
| Cooling           | Central Air                                                    |
| Basement          | None                                                           |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard, Rain Barrel/Cistern(s) |
| Lot Description   | Landscaped, Rectangular Lot                                  |
| Roof              | Asphalt Shingle                                              |
| Construction      | Manufactured Floor Joist, Vinyl Siding                       |
| Foundation        | Block                                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 38                   |
| Zoning         | R                    |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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