

## \$72,500 - 4505 52 Street, Two Hills

MLS® #E4433533

**\$72,500**

1 Bedroom, 1.00 Bathroom, 584 sqft

Single Family on 0.00 Acres

Two Hills, Two Hills, AB

Value Priced Home with Attached Garage on a Huge 10,875 sq. FT. Lot in the Friendly Community of Two Hills. Perfect Starter Home, Retirement Home or as a Rental Property! Character of the Home is in Tack with Upgrades of a Metal Roof, Laminate Flooring in Kitchen and Original Wood Flooring in the Living Room and Bedroom. In Recent Years a 100 AMP Panel Box was Installed and a Hot Water Tank. 10875 sq. ft. Lot Allows Plenty of Room to Build a Garage/Shop, Store Your RV, Garden Area and still Plenty of Room for Family Attractivities. Invest Today!!

Built in 1943

### Essential Information

MLS® #	E4433533
Price	\$72,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	584
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	4505 52 Street
Area	Two Hills
Subdivision	Two Hills
City	Two Hills
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

## Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, R.V. Storage
Parking Spaces	2
Parking	Single Garage Attached

## Interior

Appliances	Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Back Lane, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden
Roof	Metal
Construction	Wood, Stucco
Foundation	Grade Beam

## School Information

Elementary	Two Hills
Middle	Two Hills
High	Two Hills

## Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	Zone 60

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