

# \$160,000 - 4840 48 Street, Hardisty

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MLS® #A2155262

**\$160,000**

4 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.14 Acres

Hardisty, Hardisty, Alberta

This delightful 1,224 square foot bungalow on 2 lots in the welcoming community of Hardisty is the perfect blend of comfort, convenience, and space for your family. While the house does require a little work to make it your own, the potential is easily seen. The main floor features three spacious and bright bedrooms, ideal for accommodating your family or guests. The large living room, filled with natural light, provides a perfect space for relaxing and entertaining. The generously sized eat-in kitchen is designed for family meals and gatherings, offering abundant storage cupboards to keep everything neatly organized. Convenience is key with the main floor laundry room located just off the kitchen, complete with ample storage space. This area also provides easy access to a separate side entrance, which leads directly to the basement. The basement includes an additional bedroom, offering privacy and extra living space. The exterior of the property boasts a detached 2-car garage, measuring 22 x 24, with a concrete floor—perfect for parking, storage, or even a workshop. Situated on a generous 50 x 120 corner lot, this home offers extra privacy and space, with plenty of room for outdoor activities or future landscaping. With its flowing layout and thoughtful design, this charming Hardisty bungalow is an excellent choice for families or anyone looking to enjoy the tranquility of small-town living.



Built in 1965

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2155262    |
| Price          | \$160,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,224       |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4840 48 Street   |
| Subdivision | Hardisty         |
| City        | Hardisty         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 1V0          |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance, See Remarks  |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished, Exterior Entry                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding                                    |
| Foundation        | Block  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2024 |
| Days on Market | 362              |
| Zoning         | R1               |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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