

5128 49 Street  
Hardisty, Alberta

MLS # A2161432



## \$84,500

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1930 (94 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Charming story and a half home with endless potential located in the welcoming community of Hardisty. This lovely home is nestled on its own little sanctuary and has the potential to be one of the most picturesque and peaceful yards in town. This lovely home has the primary bedroom on the main level along with a lovely living room with a large arched window facing east to enjoy the morning sunrise. The kitchen has some upgrades in recent years and has lovely sliding patio doors leading to the spacious 14x12 deck overlooking the beautiful fenced backyard complete with firepit as sidewalks leading to the 26x22 garage. The upper level of the home would be ideal for a home office/studio, or additional bedrooms. The double lot is ideal if you need additional parking for trucks or even a large RV. The garage has a nice cement floor and walls are insulated. Great space for hobbies. Home has 100 amp electrical and cedar shakes. Garage needs new shingles.