



**4205 47 Street  
Hardisty, Alberta**

**MLS # A2267429**



**\$370,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	5.36 Acres		
<b>Lot Feat:</b>	Cleared, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, R		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1C
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Pantry, Primary Downstairs, Storage		

**Inclusions:** Shed, Studio

Discover the perfect blend of country tranquility and in-town convenience with this beautiful 2+3 bedroom, 3-bath home situated on over 5 acres within the Town of Hardisty limits. Enjoy stunning views of the river valley right from your own backyard. The main living area features a gorgeous wood-burning fireplace, ideal for cozy evenings, the main level also opens onto two large decks &mdash; perfect for entertaining or relaxing outdoors. The main level offers both a walk-in appliance pantry and a regular pantry, providing exceptional storage space. The basement features the primary bedroom which includes a luxurious jacuzzi tub and a large walk-in closet. Other features of the basement are a beautifully tiled walk-in shower, a spacious family room, and a cold room for storage or preserves. Outdoors, the property is a gardener's dream, filled with fruit trees &mdash; including saskatoons, chokecherries, raspberries (wild and domestic), apples, plums, and cherries. There are numerous raised garden boxes and ample space to build a large greenhouse or shop. This unique property combines the privacy of acreage living with the convenience of being right in town.