



**4525 49 Avenue
Hardisty, Alberta**

MLS # A2316309



\$210,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,220 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage, Wood Windows		

Inclusions: N/A

Bi-level duplex offering flexibility, functionality, and income potential. The main floor features a bright and inviting layout with 2 bedrooms, a 4-piece main bathroom, and a private 3-piece ensuite off the primary bedroom. The fully developed basement includes a third bedroom with its own ensuite bathroom, creating an excellent opportunity for extended family living, a private guest space, or potential rental income. The separate lower-level living area provides added versatility for homeowners and investors alike. Outside, you'll appreciate the fully fenced backyard, perfect for children, pets, and outdoor entertaining. The impressive 20' x 24' attached garage offers plenty of room for vehicles, storage, and workshop space. Located in the welcoming community of Hardisty, this property combines comfortable living with excellent investment potential. Some photo's are AI generated to show the potential of this property.