



**5040 48TH Street  
Hardisty, Alberta**

**MLS # A2321897**



**\$174,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully updated and well-maintained bungalow located on a desirable corner lot in the friendly town of Hardisty. This move-in-ready home features 5 bedrooms, including 3 on the main floor and 2 downstairs, along with the convenience of main-floor laundry. Over the years, the home has seen numerous updates, including flooring, paint, windows, siding, shingles, furnace, hot water tank, plumbing, and electrical, providing peace of mind for its next owner. Major improvements include the roof and hot water tank in 2014, electrical updates in 2010, a new furnace and PEX plumbing in 2020, and a Real Property Report completed in 2019. The basement is approximately 65% finished, offering additional living space with room to make it your own. The property also includes a single detached insulated garage and has been lovingly cared for as a non-smoking, no-pet home. Located close to all of Hardisty's amenities, including a golf course, campground, grocery store, pharmacy, two banks, registry office, fire station, and a brand-new K&ndash;6 school opening in 2026, this home is an excellent opportunity for first-time buyers, families, retirees, or investors looking for a quality property in a welcoming community.