



GRASSROOTS
REALTY GROUP

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**4404 49 Street
Hardisty, Alberta**

MLS # A2323632



\$687,500

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,214 sq.ft.	Age:	1983 (43 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.93 Acre		
Lot Feat:	Back Yard, Beach, Front Yard, Garden, Lake, Landscaped, Lawn, No Back La		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to the lakefront lifestyle you've been dreaming of. Perfectly positioned on the shores of Hardisty Lake with your own private sandy beach, this exceptional walkout ranch-style bungalow offers the rare opportunity to enjoy peaceful acreage-style living right in town. Whether it's boating, swimming, fishing, paddleboarding, or simply soaking in the views, every season brings a new adventure just steps from your back door. Designed to capture breathtaking lake views from nearly every angle, the spacious open-concept main floor is warm, inviting, and built for entertaining. Expansive windows fill the home with natural light, while patio doors lead to the full-length wraparound balcony overlooking the water. Gather around the cozy wood-burning fireplaces, prepare meals in the beautifully appointed kitchen with granite countertops, and appreciate the convenience of main-floor laundry and a heated attached double garage. Outside, there's plenty of additional parking, including space for your RV and recreational toys. The main level offers three generous bedrooms and three bathrooms, including a private primary retreat complete with its own ensuite. The fully finished walkout basement expands your living space with three additional bedrooms, another full bathroom, a massive recreation area, abundant storage, and endless possibilities for a home gym, games room, hobby space, or guest accommodations. Step outside and discover a backyard that feels like your own private resort. Beautifully landscaped with mature trees, manicured lawns, colourful flower beds, a garden, a fire pit area, multiple seating areas, a children's playground, and a clothesline, every corner has been thoughtfully designed for outdoor enjoyment. Follow the wooden staircase to your private beach and boat launch, install your dock, and spend your summers making unforgettable memories on the lake.

Mornings are accompanied by birdsong, frequent visits from hummingbirds, and the peaceful sights and sounds of nature. Located in the community of Hardisty—recently recognized as "the most important oil town in Canada"—you'll enjoy strong industry, excellent amenities, a full-service downtown, and a brand-new K-6 charter school opening this fall. Lovingly maintained and truly one-of-a-kind, this executive waterfront property offers an extraordinary lifestyle and an exceptional investment opportunity. If you've been searching for something beyond the ordinary, you've just found it.