



**GRASSROOTS**  
REALTY GROUP

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43081 Rng Rd 95A  
Hardisty, Alberta

MLS # A2333010



**\$394,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                       |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 3 Level Split, Acreage with Residence                                      |        |                   |
| Size:     | 1,331 sq.ft.                                                               | Age:   | 1967 (59 yrs old) |
| Beds:     | 4                                                                          | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Detached, Parking Pad                                        |        |                   |
| Lot Size: | 0.87 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, Cleared, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Ma |        |                   |

|             |                                          |            |    |
|-------------|------------------------------------------|------------|----|
| Heating:    | Forced Air                               | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Laminate           | Sewer:     | -  |
| Roof:       | Shingle                                  | Condo Fee: | -  |
| Basement:   | Other                                    | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                 | Zoning:    | Ag |
| Foundation: | Perimeter Wall                           | Utilities: | -  |
| Features:   | Storage, Walk-In Closet(s), Wood Windows |            |    |

**Inclusions:** Hot Tub, Garden Shed(s),

Escape to the peace and privacy of country living on this beautiful acreage just outside the town limits! This well-maintained 3-level split home offers 4 spacious bedrooms and 1.5 bathrooms, providing plenty of room for family living and entertaining. Step inside to find a warm and inviting living room featuring a cozy wood-burning fireplace, perfect for those chilly evenings. Outside, you'll love the beautifully landscaped yard, offering mature greenery, open space, and room to enjoy every season. Relax year-round on the covered deck complete with a hot tub—an ideal spot for morning coffee or evening unwinding. The property also features a double attached garage, two garden sheds for extra storage, and RV power, making it easy to accommodate guests or your own recreational vehicles. If you've been dreaming of country living with the convenience of town just minutes away, this property offers the perfect combination of comfort, functionality, and outdoor enjoyment. Don't miss this opportunity to make this beautiful acreage your next home!