



**GRASSROOTS**  
REALTY GROUP

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4903 48 Street  
Hardisty, Alberta

MLS # A2333238



**\$72,500**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hardisty                                |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 1 and Half Storey                       |               |                   |
| <b>Size:</b>     | 1,606 sq.ft.                            | <b>Age:</b>   | 1931 (95 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, On Street                   |               |                   |
| <b>Lot Size:</b> | 0.28 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Level |               |                   |

|                    |                             |                   |                                                       |
|--------------------|-----------------------------|-------------------|-------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | Public                                                |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum  | <b>Sewer:</b>     | Public Sewer                                          |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -                                                     |
| <b>Basement:</b>   | Partial                     | <b>LLD:</b>       | -                                                     |
| <b>Exterior:</b>   | Concrete, Mixed, Wood Frame | <b>Zoning:</b>    | R1                                                    |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Garbage |
| <b>Features:</b>   | High Ceilings               |                   |                                                       |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Looking for a Project? This Could Be the Opportunity You've Been Waiting For! Are you handy and looking for your next renovation project? This property is full of potential and waiting for someone with vision to bring it back to life. Vacant for several years, this home offers a spacious layout with 3 bedrooms and 1.5 bathrooms, including a convenient half bath on the upper level. With solid bones and plenty of room to customize, it's the perfect chance to create the home you've always imagined. Enjoy the spacious feel with 10ft ceilings on the main level. Situated on a generous 100' x 120' lot in the welcoming community of Hardisty, Alberta, the property is surrounded by mature hedges that provide added privacy and a peaceful setting. The expansive yard offers endless possibilities—build the garage you've always wanted, create a beautiful garden, add a workshop, or design the ultimate outdoor living space. The only limit is your imagination. Whether you're an investor, a house flipper, or someone looking for a home to make your own, this property presents unlimited potential. Roll up your sleeves, bring your ideas, and transform this hidden gem into something truly special!