



GRASSROOTS
REALTY GROUP

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4520 48 Avenue
Hardisty, Alberta

MLS # A2341822



\$355,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Gazebo, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	Public 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, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden Shed, Raised Garden beds, Gazebo

This beautifully updated 4-bedroom, 3-bathroom family home offers an excellent combination of space, comfort, and an unbeatable location directly across from the hospital. Extensively renovated over the past few years, this home is move-in ready and offers peace of mind with numerous major updates already completed. Renovations include mostly new windows (all but five), new siding, shingles, flooring, paint, a new garage door and opener, and new roof trusses, along with many additional updates throughout the home. The thoughtful improvements make this a home you can enjoy without taking on a long list of major projects. The finished basement adds excellent living space with a large bedroom, spacious bathroom, generous family area, and plenty of storage, making it ideal for guests, older children, a home office, or additional family living space. Outside, the backyard offers room to relax and enjoy the outdoors, complete with raised garden beds for those who enjoy gardening. The attached garage provides convenient parking and storage. Located in the welcoming community of Hardisty, this home is close to the amenities that make small-town living so enjoyable. Hardisty is home to beautiful walking trails, a golf course, Hardisty Lake, and now offers a K–Grade 6 charter school, making this a wonderful community for families.