



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**4311 Meadow Lane Crescent  
Hardisty, Alberta**

**MLS # A2348759**



**\$414,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,817 sq.ft.                                                             | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.29 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya |               |                   |

|                    |                                                                                                                                 |                   |                                                      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                                                                                      | <b>Water:</b>     | -                                                    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                             | <b>Sewer:</b>     | -                                                    |
| <b>Roof:</b>       | Shingle                                                                                                                         | <b>Condo Fee:</b> | -                                                    |
| <b>Basement:</b>   | Full                                                                                                                            | <b>LLD:</b>       | -                                                    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                        | <b>Zoning:</b>    | R1D                                                  |
| <b>Foundation:</b> | Poured Concrete                                                                                                                 | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Garbag |
| <b>Features:</b>   | Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |                   |                                                      |

**Inclusions:** N/A

Immaculate and move-in ready, this exceptional 4-bedroom, 3-bathroom bungalow offers the perfect blend of style, space, and functionality in the welcoming community of Hardisty. This home offers generously sized rooms throughout, with plenty of space for family and entertaining as well as a walk-out basement. The living room features impressive 10-foot ceilings, a gas fireplace, and built-in cabinetry, while the updated kitchen boasts new cabinetry and new flooring throughout the home. The spacious primary bedroom ensuite offers a relaxing retreat with a stand-alone tub. Enjoy the privacy of having no neighbours behind you and beautiful river-valley views. Additional updates include new shingles and a garage door in 2023/2024, a water heater in 2021, and several replacement windows. Enjoy the convenience of a double attached heated garage—perfect for year-round vehicle protection, storage, and workspace. A great opportunity to own a spacious home with thoughtful updates, privacy, and a beautiful setting!