



GRASSROOTS
REALTY GROUP

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**5040 51 Street
Hardisty, Alberta**

MLS # A2247584



\$85,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	1937 (88 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Storage		

Inclusions: Furniture Negotiable

This 4-bedroom, 2-bath home is situated on a large, fully fenced corner lot with a 14' x 22' garage. Features include main floor laundry. The basement is unfinished and ready for your personal touch. Affordable, functional, and full of potential. Located in the charming town of Hardisty, where you'll enjoy small-town living with all the conveniences close by. The community offers a lake, golf course, and scenic walking trails.