



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5015 45 Street  
Hardisty, Alberta**

**MLS # A2261725**



**\$338,500**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** Piano is negotiable

Welcome to your dream home in the newest neighborhood of Hardisty ! This stunning 2007 bungalow boasts an impressive layout featuring 5 spacious bedrooms and 3 modern bathrooms, making it the perfect haven for families of all sizes. As you step inside, you're greeted by an entryway that leads to a large living room, ideal for entertaining or relaxing. The main floor showcases one level living , seamlessly connecting the inviting living room, a contemporary kitchen, and a dining space that fills with natural light. 2 nice size bedrooms as well as the large primary suite. The added feature of main floor laundry complete the main level of the home. Patio doors from the dining room provide access to a beautiful wrap around deck, perfect for summer barbecues, all while overlooking a meticulously manicured yard with garden area that offers a serene outdoor retreat. The fully finished basement adds even more value to this incredible home. Here you'll find two additional living rooms, two extra bedrooms, ample storage space, and a full bathroom, providing plenty of room for guests or family activities. This property also includes a over sized double garage ( insulated ) , ensuring your vehicles and belongings stay protected year-round. Ample space for RV parking. The yard, along with beautiful landscaping and sidewalks offers peace of mind for years to come. Added feature if this home is its close proximity to the community playground. Just steps away from access to the famous Hardisty walking path trails leading directly to the gorgeous views of the Battle River.