



**GRASSROOTS**  
REALTY GROUP

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

**43365 HWY 881**  
**Hardisty, Alberta**

**MLS # A2274767**



**\$347,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	4.70 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Many Trees, Private, Rolling Slope		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete, Wood
<b>Features:</b>	Laminate Counters, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	9-43-21-W4
<b>Zoning:</b>	ag
<b>Utilities:</b>	-

**Inclusions:** na

Enjoy peaceful acreage living just minutes from Hardisty with convenient access off Highway 881. This spacious 1,512 sq ft home sits in a beautifully treed, park-like setting that offers both privacy and charm. The main floor features two bedrooms, 1.5 bathrooms, and a generously sized country kitchen—perfect for family gatherings. Step outside to a wraparound deck with stunning views across the property. Downstairs, a walk-out basement adds extra living space, complete with a cozy stone fireplace in the family room. Recent updates include a metal roof, newer furnaces, kitchen appliances, and central air conditioning for year-round comfort. As an added bonus, the property includes parking for 4 RV's with 30-amp power