



**4919 49 Street
Hardisty, Alberta**

MLS # A2278455



\$119,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Wood Windows		

Inclusions: Garden Shed

Excellent starter or retirement home centrally located in the quaint town of Hardisty. This lovely 3 bedroom home has so much to offer such a large bed rooms, main floor laundry and 10 ft ceilings. The home exterior has just been painted and a new exterior door on the front of the home. Interior upgrades include a freshly painted living room, and bathroom, new electrical panel (100 amp service) and a new pressure treated 10x12 deck. Shingles were replaced int 2017. A beautifully landscaped lot with a fully fenced back yard perfect if you have pets. Hardisty is a lovely community with beautiful walking trails through the Battle River and Hardisty Lake area. A wonderful 9 hole golf course, hospital, grocery store, pharmacy just to mention a few amenities. Bus service for school kids to either Irma or Sedgewick schools.