



**5016 51 Street
Hardisty, Alberta**

MLS # A2298414



\$118,500

Division:	Hardisty		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,387 sq.ft.	Age:	1935 (91 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: Kitchen Island

Excellent Investment property or starter home. This charming 3 bed 1 bath home has had some extensive work over the past few years. New energy efficient furnace (2016) some New windows (2016), New Hot water tank (2020), New flooring in kitchen (2020) New flooring though out the rest of the home (2018) New oak cabinets in kitchen (2020) New shingles on the south side of the home summer of 2025. The large kitchen has lots of space for cooking as well as entertaining. Huge dining room and living room area and the home also boast main floor laundry. The laundry room has lots of room for storage as well as hanging clothes to dry. Upstairs is home to 3 large bedrooms with large walk in closets in two of the the rooms. The yard is nicely landscaped with trees and lawn. A large shed in the back yard provides ample storage. Lots of space in the backyard to build a garage. Hardisty is a thriving, welcoming community with so much to offer such as down town shopping, a wonderful golf course and walking trails to enjoy the beautiful scenery of the Battle River and Hardisty Lake.