



GRASSROOTS
REALTY GROUP

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**4932 48 Street
Hardisty, Alberta**

MLS # A2196823



\$39,500

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Hardisty | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 945 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Lawn | | |

| | | | |
|--------------------|---------------------------------------|-------------------|----|
| Heating: | Natural Gas, None, See Remarks | Water: | - |
| Floors: | Subfloor, See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Mixed, Straw, Wood Frame, Wood Siding | Zoning: | R1 |
| Foundation: | Perimeter Wall | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: All building Supplies in the house as well as a natural gas forced air furnace

Looking for a project? This little fixer upper might be what your looking for. Well established lot in a great location in Hardisty, AB Close to downtown shopping, park and walking trails or enjoy a longer stroll down to the Hardisty Lake and recreation area. The majority of the home has been tore down to the studs. The 23x23 garage in the back yard makes this a great option if your looking for a project. All building supplies in the home are included in the sale as well as a forced air natural gas furnace .