

# \$195,000 - 4931 48 Street, Hardisty

MLS® #A2115621

**\$195,000**

4 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.10 Acres

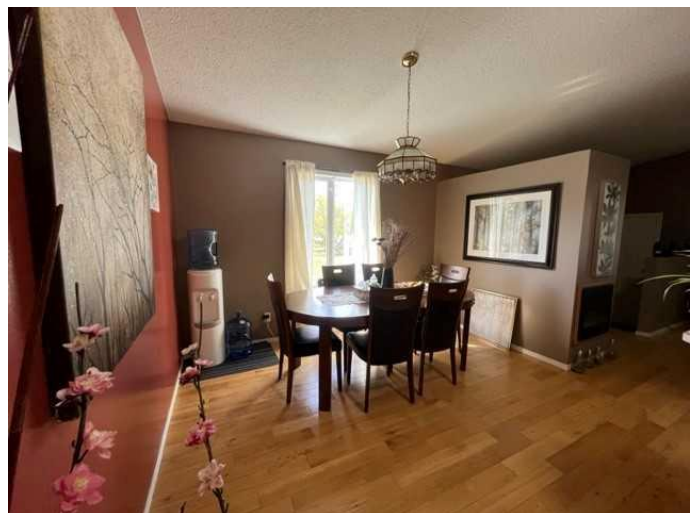
NONE, Hardisty, Alberta

Welcome to the charming world of this meticulously cared-for 1/2 duplex! This property is poised to win your heart with its spacious main level that boasts an open-concept kitchen/dining/living area. You'll love the easy access to the large front deck, where you can enjoy your morning coffee or evening cocktails. The main level also features 2 bedrooms, a bathroom, and laundry, making it an ideal space for those seeking convenience and functionality. But that's not all. The basement level of this beautiful home has even more to offer! With 2 additional bedrooms and a family area, you'll have plenty of room for your family and friends. Plumbing and electrical is already installed, so you can easily add a kitchen to create a wet bar area or convert the basement into a rental suite for extra monthly income. Upgrades to this home include shingles installed in 2017 and a new hot water tank installed in September 2023. Here is your opportunity to own a home that combines comfort and practicality.

Built in 1996

## Essential Information

MLS® #	A2115621
Price	\$195,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,155
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### **Community Information**

Address	4931 48 Street
Subdivision	NONE
City	Hardisty
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1V0

### **Amenities**

Parking Spaces	4
Parking	Off Street, On Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 18th, 2024
Days on Market	409
Zoning	R1

**Listing Details**

Listing Office	Clear Choice Realty
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