

# \$89,000 - 4916 48 Street, Hardisty

MLS® #A2209329

**\$89,000**

4 Bedroom, 1.00 Bathroom, 1,131 sqft

Residential on 0.21 Acres

Hardisty, Hardisty, Alberta

Step into a world of charm and opportunity with this delightful turn-of-the-century bungalow, nestled in the heart of the appealing Town of Hardisty. This home is brimming with potentialâ€”perfect for buyers eager to cultivate equity and make it their own. As you enter, you're greeted by soaring 10-foot ceilings that create a sense of spaciousness and grandeur. The main floor boasts three inviting bedrooms, each offering a cozy retreat for rest and relaxation. Modern updates harmoniously blend with classic character, highlighted by striking original woodwork trim that tells a story of craftsmanship and care. The updated four-piece bathroom provides a fresh and functional space for your daily routines, while main floor laundry adds convenience to your lifestyle. The recently brightened kitchen invites you to unleash your culinary creativity, bringing warmth and light to every meal shared with loved ones. Venture down to the basement, where possibilities abound! With a separate entrance into the basement from outside - possibilities are endless! The workshop space is perfect for the avid tinkerer or hobbyist, and an additional bedroom offers flexibility for guests or family. Set on an impressive 9,000-square-foot lot, this property has ample parking, including RV parkingâ€”perfect for outdoor enthusiasts! The furnace and hot water tank were replaced in 2020, providing peace of mind as you settle into your new home. Don't miss out on this rare opportunity to invest in a property that



offers character and possibility.

Built in 1905

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209329    |
| Price          | \$89,000    |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,131       |
| Acres          | 0.21        |
| Year Built     | 1905        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4916 48 Street   |
| Subdivision | Hardisty         |
| City        | Hardisty         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B1V0           |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 4                             |
| Parking        | Off Street, RV Access/Parking |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Storage, Built-in Features, Crown Molding, High Ceilings, Natural Woodwork |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Microwave, Range Hood          |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

**Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Lane, Back Yard              |
| Roof              | Asphalt                           |
| Construction      | Concrete, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 119             |
| Zoning         | R1              |

**Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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