

**5040 51 Street  
Hardisty, Alberta**

**MLS # A2247584**

**\$85,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	1937 (89 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	Furniture Negotiable		

This 4-bedroom, 2-bath home is situated on a large, fully fenced corner lot with a 14' x 22' garage. Features include main floor laundry. The basement is unfinished and ready for your personal touch. Affordable, functional, and full of potential. Located in the charming town of Hardisty, where you'll enjoy small-town living with all the conveniences close by. The community offers a lake, golf course, and scenic walking trails.