

**4832 49 Street  
Hardisty, Alberta**

**MLS # A2272681**

**\$188,500**



<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1927 (99 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Already purchased building supplies that are in the house will be sold with the house

Looking for a winter project? This home has tons of potential just waiting for someone to breath new life into it. Situated on two lots, this property has a single car garage as well as two 12x20 sheds with roll up doors. A beautiful apple orchard is an added bonus . Renovations have been started with the majority of the walls stripped to the studs. The original mahogany wood trim has all been saved for future use. Newer electrical panel. The home has always been heated. Newer shingles and siding. All building materials in the home at the time of showing will be sold with the property