

4931 49 Street  
Hardisty, Alberta

MLS # A2223119

**\$74,900**



|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                              |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow                                          |               |                   |
| <b>Size:</b>     | 879 sq.ft.                                        | <b>Age:</b>   | 1963 (62 yrs old) |
| <b>Beds:</b>     | 2                                                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                                        |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Lawn |               |                   |

|                    |                              |                   |    |
|--------------------|------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Vinyl, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Shingle                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete, Wood        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Vinyl Windows                |                   |    |

**Inclusions:** N/A

This inviting 2-bedroom, 1-bath home in the heart of Hardisty is the perfect option for downsizers, first-time buyers, or anyone looking for a low-maintenance lifestyle. With a covered deck for outdoor relaxation and a location just steps from downtown. The home is move-in ready, featuring new shingles in 2021, and recently serviced furnace and air conditioner (2024) to ensure year-round comfort. Hardisty offers a small-town atmosphere with essential services, recreational opportunities, and a beautiful lake and golf course nearby.