

# \$179,900 - 5003 46 Street, Hardisty

MLS® #A2209882

**\$179,900**

3 Bedroom, 3.00 Bathroom, 821 sqft

Residential on 0.14 Acres

Hardisty, Hardisty, Alberta

Check this out! If you are wanting the perfect starter home, or looking to downsize, this may be the home for you! Located in Hardisty, this home is situated on a corner lot with a single insulated detached garage (16'x24') and plenty of room to park all the vehicles. The main floor has a nicely appointed kitchen with plenty of storage and cupboard space and island and built-in desk area, dining room, living room with garden door access to deck, primary bedroom and full bath. Downstairs has a family room and two additional bedrooms - each with their own 3 pc. bath. Outside, the east facing deck is the perfect spot for enjoying morning coffee. Immediate possession is available.

Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209882    |
| Price          | \$179,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 821         |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5003 46 Street   |
| Subdivision | Hardisty         |
| City        | Hardisty         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 1V0          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 82              |
| Zoning         | R1D             |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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