

# \$88,500 - 4923 46 Street, Hardisty

MLS® #A2214716

**\$88,500**

3 Bedroom, 2.00 Bathroom, 1,264 sqft

Residential on 0.14 Acres

Hardisty, Hardisty, Alberta

Looking for a bit of a project? Look no further as this home has so much to offer. 2 nice size bedrooms as well as a primary bedroom with full 4 pc ensuite. Open floor plan with vaulted ceilings between the kitchen and living room. The yard has chain link fencing, a large deck (built just a few years ago) and a single car garage. This is the perfect location.. within walking distance to downtown amenities, quite cul-de-sac street and an added bonus is this home backs onto green space and the Gopher Hole Park. Just a short walk to the Hardisty walking trails and the Battle River. Home has central A/C and a new hot water tank. With a little TLC this would be a wonderful place to call home for many years to come.

Built in 1995

## Essential Information

MLS® #	A2214716
Price	\$88,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,264
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Modular Home



Status	Active
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### Community Information

Address	4923 46 Street
Subdivision	Hardisty
City	Hardisty
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1V0

### Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Piling(s)

### Additional Information

Date Listed	April 24th, 2025
Days on Market	14
Zoning	RMHS

### Listing Details

Listing Office	Clear Choice Realty
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