

# \$398,000 - 4605 54 Street, Hardisty

MLS® #A2188312

**\$398,000**

3 Bedroom, 4.00 Bathroom, 2,486 sqft

Residential on 3.53 Acres

Hardisty, Hardisty, Alberta

Acreage living on the outskirts of Hardisty, AB.

This 3.53 acre property has plenty of private space for the family, and is cross fenced for your horse to enjoy too! This large 1 1/2 storey, "A frame" style home offers a vaulted ceiling great room, oversize garage with workshop area and storage space, plus an additional attached separate living area c/w separate entrance, kitchen, 4 pc. bath and bedroom for the long term family member wishing to share the property and enjoy some privacy! Kitchen, bedroom and a full 4 pc. bath complete the rest of the main floor of the home. Upstairs, you'll find the primary bedroom with spacious 4 pc. ensuite plus an additional bedroom, handy 2 pc. bath, office and large storage space. Outside....tons of space, trees for the tree fort, storage shed, 2 large deck area's to enjoy, and plenty of blue sky! Located about 1 minute west from downtown Hardisty and a short stroll to the beach at Hardisty lake! Book your personal showing with your favourite realtor today!



Built in 1994

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2188312  |
| Price      | \$398,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |                                           |
|----------------|-------------------------------------------|
| Half Baths     | 1                                         |
| Square Footage | 2,486                                     |
| Acres          | 3.53                                      |
| Year Built     | 1994                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4605 54 Street   |
| Subdivision | Hardisty         |
| City        | Hardisty         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 1V0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s), Jetted Tub, Skylight(s)                |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Natural Gas, Boiler                                                       |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 2                                                                         |
| Fireplaces        | Gas, Family Room, Living Room                                             |
| Basement          | None                                                                      |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Storage                                        |
| Lot Description   | Landscaped, Many Trees, Native Plants, Private |
| Roof              | Asphalt Shingle                                |
| Construction      | Composite Siding                               |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | January 16th, 2025        |
| Days on Market | 94                        |
| Zoning         | large lot residential (R1 |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.