

\$359,000 - 217 4 Street, Hayter

MLS® #A2251552

\$359,000

5 Bedroom, 3.00 Bathroom, 1,131 sqft
Residential on 0.50 Acres

Hayter, Hayter, Alberta

Spacious 5-bedroom, 3-bathroom home offering approx 1131 sq. ft. per level on a beautifully treed 125' x 175' lot. Located on a quiet dead-end road with no thru traffic, in Hayter AB! This property combines modern upgrades with incredible functionality—perfect for families, hobbyists, or those who love to entertain.

Inside, enjoy updated flooring in the kitchen, bathrooms, and basement, a new basement ceiling (2024), and a generous floor plan with room for everyone. The home is well-equipped with updated mechanicals including a water heater (2025), air exchanger (2018), nat gas boiler (2018), and newer kitchen appliances such as a fridge with ice maker (2024), washer (2024), dishwasher (2020), stove & microwave (2017).

The 34' x 46' attached 3-bay heated garage (2018) is a standout feature, complete with in-floor heating, epoxy-coated concrete, hot and cold water, a stove/welder plug, and plumbed-in air lines. One bay boasts a raised 15' ceiling for oversized projects. Off the garage is a 12' x 24' addition with a walk-in cooler and freezer/storage room—perfect for hunters, gardeners, or large-scale food storage.

Outdoor living shines with a 20' x 24' rear deck (3/4 covered with pot lights and gas BBQ hookup) and a front covered deck (approx. 16' x 20' with pot lights). The large fenced yard includes a garden space, fire pit, fruit bushes (Saskatoons and



raspberries), a 10â€™ x 24â€™ storage shed with roll-up door, 6â€™ x 10â€™ garden shed, and a wood shed stocked with seasoned birch.

Additional highlights:

New shingles for the house scheduled Spring 2026 (garage and deck shingles are newer).

Private well (85 ft depth, 30â€• casing, 60 gal/min intake at drilling) with recent testingâ€”iron filter recommended.

Water-on-demand system provides excellent pressure.

1500-gallon septic tank with new pump (2025), solid storage & liquid pump-out to town system.

School bus pickup just 100m away, with a park to the south, hay field to the north, and mature trees for privacy.

Bonus inclusions available: gantry crane with 2000 lb winch, cooling unit, 3 stand-up freezers, fridge, and gun safe.

This property offers comfort, functionality, and unique features rarely found togetherâ€”ready for its next owner to enjoy.

Built in 2007

Essential Information

MLS® #	A2251552
Price	\$359,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,131
Acres	0.50
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	217 4 Street
Subdivision	Hayter
City	Hayter
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 1X0

Amenities

Parking Spaces	8
Parking	Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Tandem, Triple Garage Attached, See Remarks
# of Garages	4

Interior

Interior Features	Laminate Counters, Pantry, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, See Remarks, Tankless Water Heater
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Garden, Level, See Remarks, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 27th, 2025
Days on Market	10
Zoning	R

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.