



**GRASSROOTS**  
REALTY GROUP

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602 9 ave w  
Hanna, Alberta

MLS # A2221365



**\$295,000**

Division:	Hanna		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Irregular Lot, No Neighbours Beh		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

This beautifully updated 5-bedroom, 2.5-bath bi-level home offers space, style, and unbeatable convenience. Situated on a generous 8,350 sq ft lot with no back neighbors, it's just steps from JCC K&ndash;12 School&mdash;perfect for growing families. Inside, you'll find a brand-new kitchen and stylish vinyl plank flooring throughout the main living areas. The raised basement provides additional bright, functional living space, while the large fenced backyard and new fence offer privacy and plenty of room to play or entertain. Built for lasting value, the home features a durable metal roof, RV parking, and a double attached garage. This is the ideal combination of comfort, quality, and location&mdash;don't miss your chance to make it yours!